



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, April 13, 2023 at 6:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 13th day of April, 2023.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://norman-ok.municodemeetings.com> at least twenty-four hours prior to the beginning of the meeting.

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Chair Erica Bird called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Kevan Parker
Erica Bird
Doug McClure
Jim Griffith
Maria Kindel
Michael Jablonski

A quorum was present.

STAFF PRESENT

Jane Hudson, Director, Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner I
Colton Wayman, Planner I
Anais Starr, Planner II
Jack Burdett, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Beth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

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NON-CONSENT ITEMS

NORMAN 2025 and General Commercial Zoning

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-109: Plant Life, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan to remove Special Planning Area 1 (SPA-1), retaining Commercial Designation, for 0.53 acres of property located at 2516 Briggs Street.

ITEMS SUBMITTED FOR THE RECORD:

1. NORMAN 2025 Map
 2. Staff Report
3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-28: Plant Life, L.L.C. requests rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District for 0.53 acres of property located at 2516 Briggs Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan

PRESENTATION BY STAFF: Mr. Wayman reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked why SPA-1 had a requirement for all the property to be under one ownership before it could be developed. Mr. Wayman did not know.

PRESENTATION BY THE APPLICANT: The applicant, Stephen Lewis, 501 Manor Hill Court, did not have a presentation, but was available to answer questions.

Ms. Kindel asked about the green space. Mr. Lewis responded that everything other than the building and pad will be landscape-driven. It will not be a nursery. They will install a tree line in the front.

Mr. Parker asked if everything will be stored inside. Mr. Lewis responded affirmatively.

Ms. Bird asked if they considered a PUD, which would be more specific to the use. Mr. Lewis responded that a PUD was suggested, but they already had the paperwork filled out for C-2. He noted that there is not sewer service to the site.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer thinks the use is fine, but rezoning to C-2 opens it up for potential future concerns. Ms. Bird added it is nice to see something that has been a vacant piece of land have some use along the highway.

Motion made by McDaniel, Seconded by Brewer, to recommend adoption of Resolution No. R-2223-109 and Ordinance No. O-2223-28 to City Council.

Voting Yea: Brewer, McDaniel, McKown, Parker, Bird, McClure, Griffith, Kindel, Jablonski

The motion carried by a vote of 9-0

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