



CITY OF NORMAN, OK
PLANNING COMMISSION MEETING
225 N Webster, Development Center, Conference Room A
Thursday, November 14, 2024 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Development Center, Conference Room A, 225 N Webster Ave, on Thursday, November 14, 2024 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, Development Center at 225 N Webster Ave, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:35 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Erica Bird
Doug McClure
James Griffith*
Maria Kindel

*James Griffith arrived at 5:40 p.m.

ABSENT

Michael Jablonski
Kevan Parker

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Justin Fish, Planner I
Whitney Kline, Admin Tech IV
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Awet Frezgi, Traffic Engineer
William Andrews, Communication & Engagement Coordinator
Bryce Holland, Multimedia Specialist
Jason Olsen, Parks & Recreation Director

GUESTS PRESENT

Trey Kirby, 311 Roserock Dr, Norman, OK
J.D. Krohmer, 7240 E Cemetery Rd, Noble, OK
Shawn Fulkerson, 10444 Greenbriar Pl, OKC, OK

Reta Jones, 5250 72nd SE, Noble, OK
Gary King, 5300 72nd Ave SE, Noble, OK
John Crewshaw, 5100 72nd Ave SE, Noble, OK
Joe Krodel, Representative of WFEC
Travis Goucher, WFEC

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF OCTOBER 10, 2024.

ITEMS SUBMITTED FOR THE RECORD:

1. October 10, 2024 Planning Commission Regular Meeting Minutes

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-5: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY JACKSON FREEDOM FARMS, LLC (BLEW & ASSOCIATES, P.A) FOR 12TH AVE NW INDUSTRIAL FOR 30.24 ACRES GENERALLY LOCATED AT THE WEST SIDE OF 12TH AVENUE N.W. APPROXIMATELY ½ MILE NORTH OF ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. 12th Ave NW Industrial Preliminary Plat
4. 12th Ave NW Industrial Preliminary Landscape Plan
5. 12th Ave NW Industrial Preliminary Site Development Plan
6. Pre-Development Summary

Motion by Commissioner McDaniel to approve the consent docket; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 6-0.

NON-CONSENT ITEMS

Public Utility

3. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-15: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO GRANT SPECIAL USE FOR PUBLIC UTILITY IN THE A-2, RURAL AGRICULTURAL DISTRICT FOR A STRIP, PIECE OR PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHT (8) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (GENERALLY LOCATED NORTH OF ETOWAH ROAD ON 72ND AVENUE SOUTHEAST)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. WFEC Substation Site Plan
4. WFEC Substation Letter to Planning Commission addressing protests
5. Pre-Development Summary

Staff Presentation

Justin Fish, Planner I, presented on the proposed public utility Special Use.

Commissioner Bird asked where other substations are located and when they were built. Staff responded that there have been 2 substations in the past. One was a new substation and one was a Special Use to allow changes to the existing facility.

Applicant Presentation

Joe Krodel, Representative for WFEC, spoke on the public utility Special Use for the WFEC Substation. Mr. Krodel stated that it would be located off 72nd Ave SE where there are currently lines running east and west. He also stated that this would accommodate the growth in Norman.

Commissioner McClure asked where the closest property was to the site and if barriers for noise and visibility would be added. Mr. Krodel responded that the nearest property is 100 feet to the north and there are strict rules to adding vegetation.

Commissioner Kindel asked if there was any immediate need and if it would be serving Norman or the neighboring towns. Mr. Krodel responded that there is an immediate need as this is a growing and undersupplied area. He also stated there is no way to prove who all it will be serving.

Commissioners inquired about the deadlines and hearing dates regarding the condemnation. Shawn Fulkerson, Attorney representing the property owner, went into detail regarding the process of the condemnation and the different scenarios.

Commissioner Brewer asked why they are applying for the Special Use now when there is still a long process ahead. Mr. Krodel responded that they have the ability now and want to be prepared when the time comes.

Public Comments

Trey Kirby, 311 Roserock Dr, Norman, OK (Protest)
J.D. Krohmer, 7240 E. Cemetery Rd, Norman, OK (Protest)
Shawn Fulkerson, 10444 Greenbriar Pl, OKC, OK (Protest)
Reta Jones, 5250 72nd Ave SE, Noble, OK (Protest)
Gary King, 5300 72nd Ave SE, Noble, OK (Protest)
John Crewshaw, 5100 72nd Ave SE, Noble, OK (Protest)
Gary Humphrey, 6655 Etowah Rd, Noble, OK (Protest)

Planning Commission Discussion

Commissioner McKown asked if they did any kind of environmental studies regarding the site. Travis Goucher, WFEC, responded that they did and that is why they are adding a detention pond.

Commissioner Bird asked about the height of the building and if it was located in the Water Quality Protection Zone, WQPZ. Mr. Goucher responded that the building would be 50 feet above ground. Todd McLellan, Development Engineer, responded that it is not in the WQPZ.

Commissioner Griffith asked if the transmission lines cross this site. Mr. Goucher responded that they do and that is why the site was selected.

Commissioners had concerns in regards to the proximity to adjacent properties and would like to see more information proving the need for this and why the rush when it will be a long process.

Commissioners would also like to see more information and what it would actually look like before considering a recommendation.

Applicants were asked if they would like to withdraw or postpone the item. They responded stating they did not want to do either.

Motion by Commissioner Brewer to recommend approval of Ordinance O-2425-15; **Second** by Commissioner McKown.

The motion failed with a vote of 0-7.

Zoning Ordinance - Parks

4. **CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-10: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, ADDING SECTION 36-568 (“RESTRICTIONS ON TOBACCO AND E-CIGARETTE RETAILERS”) TO CHAPTER 36 (“ZONING ORDINANCE”); AND AMENDING SECTIONS 36-521 (“RO, RESIDENCE-OFFICE DISTRICT”), 36-524 (“C-1, LOCAL COMMERCIAL DISTRICT”), 36-526 (“TC, TOURIST COMMERCIAL DISTRICT”), 36-527 (“CR, RURAL COMMERCIAL DISTRICT”), AND 36-560 (“SPECIAL USES”) TO CHAPTER 36 (“ZONING ORDINANCE”) OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH RESTRICTIONS ON TOBACCO AND E-CIGARETTE RETAILERS; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance Draft

Staff Presentation

Jason Olsen, Parks & Recreation Director, presented the proposed ordinance changes in regards to restrictions on tobacco and e-cigarette retailers.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-10; **Second** by Commissioner Kindel.

The motion was approved unanimously with a vote of 7-0.

Zoning Ordinance - Historic District

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-17: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING CHAPTER 36, ARTICLE V, ZONING, SECTION 36-535, HISTORIC DISTRICT COMMISSION REQUIREMENT; AMENDING THE APPLICATION REQUIREMENTS FOR CERTIFICATE OF APPROPRIATENESS; EDITS FOR CONSISTENCY OR CORRECTIVE PURPOSES; AND ALLOW HISTORIC PRESERVATION OFFICER TO GRANT TIME EXTENSION FOR CERTIFICATE OF APPROPRIATENESS; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Ordinance Draft

Staff Presentation

Anais Starr, Planner II, presented the proposed changes in regards to the Historic District Ordinance.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-17; **Second** by Commissioner Kindel.

The motion was passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, discussed the upcoming AIM Norman Open House events and invited the Commissioners to attend.

Commissioners brought forward concerns in regards to the new meeting location.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Passed and approved this _____ day of _____ 2024.

Planning Commission