



**CITY OF NORMAN, OK**  
**PLANNING COMMISSION MEETING - AMENDED**  
Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, February 12, 2026 at 5:30 PM

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, February 12, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Commissioner Jablonski called the meeting to order at 5:33 p.m.

### **ROLL CALL**

#### PRESENT

Commissioner Cameron Brewer  
Commissioner Liz McKown  
Secretary Kevan Parker  
Vice Chair Michael Jablonski  
Commissioner Steven McDaniel  
Commissioner Jim Griffith  
Commissioner Maria Kindel

#### ABSENT

Commissioner Douglas McClure  
Chair Erica Bird

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Lora Hoggatt, Planning Services Manager  
Anais Starr, Planner II  
Bailey LaChance, Admin Tech III  
Brandon Brooks, Capital Projects Engineer  
Beth Muckala, Assistant City Attorney  
David Riesland, Transportation Engineer  
Bryce Holland, Multimedia Specialist

#### GUEST PRESENT

Sean Rieger, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce, LLC  
Matt Peacock, 121 S Santa Fe Ave., Suite 113, Norman, OK Peacock Design, LLC  
Gunner Joyce, 136 Thompson Dr., Norman, OK, Rieger Sadler Joyce, LLC  
Mark & Jayne Crumpley, 423 Elm Ave., Norman, OK  
Marielle Hoefnagels, 425 Elm Ave., Norman, OK  
Glenn Secrest, 430 Park Dr., Norman, OK  
Fred Schmidt, 914 Elm Ave., Norman, OK  
Mitch Baroff, 421 Park Dr., Norman, OK

Michael Carter, 1124 Chautauqua Ave., Norman, OK  
Barbara O'Brien, 1124 Chautauqua Ave., Norman, OK  
Doug Gaffin, 425 Elm Ave., Norman, OK  
Carol Baylor, 505 Cypress, Norman, OK  
Helen Grant, 201 West Gray, Norman, OK  
Paul Harris, 435 Park Dr., Norman, OK  
Sara Wallace Boyd, 720 Hoover St., Norman, OK  
Sandra Longcrier, 3305 Woodsboro Dr., Norman, OK  
Joseph Grzybowski, 715 Elmwood Dr., Norman, OK

## **ELECTION**

### 1. ELECTION OF OFFICERS FOR 2026

**Motion** made by Commissioner McDaniel to retain the current slate of officers, **Seconded** by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**The motion was approved.**

## **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**

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

PLANNING COMMISSION MEETING MINUTES OF JANUARY 8, 2026.

**Motion** made by Commissioner McKown, **Seconded** by Commissioner Kindel. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**The motion was approved.**

## **NON-CONSENT ITEMS**

### **Chautauqua-Hoover-College Rezoning**

### 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-40: 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 REMOVE 1010- THE REVV, LOT 1, BLOCK 1, AND A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY

DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1107 THROUGH 1111 CHAUTAUQUA AVENUE AND 601 THROUGH 615 HOOVER STREET AND 1010 THROUGH 1030 COLLEGE AVENUE; WARD 7)

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Narrative
4. Site Plan
5. Pre-Development Summary, 1-22-26
6. Protest Map & Letters

### **Staff Presentation**

Lora Hoggatt, Planning Services Manager, presented the Chautauqua-Hoover-College application.

Commission had no questions for staff.

### **Applicant Presentation**

Matt Peacock, representative of the applicant, presented the PowerPoint for the Chautauqua-Hoover-College project that was submitted by the applicant.

Commissioner Parker asked whether stormwater detention is planned in the parking lot.

Mr. Peacock stated infiltration trenches will run through the middle of the parking lot, connecting to an underground detention system, and all roof drains will be directed to the infiltration trenches.

Commissioner Griffith asked about estimated cost per unit.

Mr. Peacock stated although costs are still being finalized, they anticipate monthly rent for the microunits to be approximately \$800-\$900 and expect the mortgage payments to be similar. Mr. Peacock stated their strategy is to pursue a pre-sale to test market viability before making a final decision on unit pricing.

### **Public Comments**

Michael Carter, 1124 Chautauqua Ave., Norman, OK (Protest)

Fred Schmidt, 914 Elm Ave., Norman, OK (Protest)

Barbara O'Brien, 1124 Chautauqua Ave., Norman, OK (Protest)

### **Planning Commission Discussion**

Commissioner Kindel requested clarification regarding the story height ordinance and whether the submitted plan exceeds the allowable story height.

Ms. Hoggatt explained the City of Norman zoning code does not state a number of feet for the height of a single story. The zoning code states the allowable number of stories.

Commissioner Brewer emphasized the adopted Land Use Plan is intended to protect the neighborhood and limit density. Any proposed development west of Chautauqua Ave. would require Planning Commission review to ensure consistency with the plan and the lower-density context. He noted that while future Commissions may differ, Commissioners are trained to follow the adopted plan.

He expressed support for the project's design, highlighting efforts to soften the buildings' height and locate most parking away from the street, showing building views over visible street parking. He viewed the project positively, highlighting the addition of smaller, potentially more affordable units that could appeal to young professionals or graduate students and help meet housing needs.

Commissioner Jablonski stated the project is a strong improvement and supports infill development in higher-density areas. He expressed concern that, as density increases, parks are not easily accessible from this area. While he appreciates recent efforts to add pocket parks, he emphasized the importance of continuing to prioritize small green spaces within infill areas to provide nearby recreational opportunities for residents.

Commissioner Kindel noted the project is a significant improvement from its previous presentation and better suited to the site. She appreciated the increased setback and smoother transition, which she said better respects the nearby family neighborhood across Chautauqua Ave. She also commended the development team for regularly engaging with neighbors, incorporating feedback, and exploring alternatives in response to concerns.

**Motion** made by Commissioner Brewer, **Seconded** by Commissioner Griffith. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2526-40.**

### The Noun Hotel Rezoning

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-31: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A REPLAT OF THE EAST 236 FEET OF LOT SIX (6) AND THE EAST 200 FEET OF LOT SEVEN (7), OF ELMWOOD ADDITION, AND LOT TWELVE (12), IN BLOCK ONE (1), OF PARKVIEW ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (542 AND 534 S. UNIVERSITY BOULEVARD; WARD 4)

### **ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Subject Tract

3. Location Map
3. Narrative
4. Site Plan
6. Traffic Impact Memo
7. Pre-Development Summary, 12-18-25
8. Protest Map & Letters

## **Staff Presentation**

Anais Starr, Planner II, presented The Noun Hotel application.

Commissioner Jablonski noted that the CCPUD signage section refers to the Center City Form Based Code (CCFBC), stating in cases of ambiguity or conflict, the CCPUD exhibit shall control. He asked if there are any conflicts with the proposed signage.

Ms. Starr responded stating the existing hotel and the new structure already have approved signage, and no additional permanent signage is proposed. The applicant is requesting temporary signage, which is currently permitted for the hotel and is being extended to an additional lot. She confirmed the proposal complies with the referenced city code.

## **Applicant Presentation**

Sean Rieger, representative of the applicant, presented the PowerPoint for The Noun Hotel application.

Commissioner Brewer asked whether the economic impact figures presented by the applicant reflect the combined effect of the existing hotel and the proposed addition.

Mr. Rieger confirmed the figures represent the estimated impact of the existing hotel and the new addition.

Commissioner Brewer asked about the dumpster's location, noting public concerns and questioning its necessity.

Mr. Rieger explained City staff and the Sanitation department determine dumpster placement to ensure safe truck access and prevent property damage. After extensive coordination, the current location is considered the safest and most functional option.

Commissioner Brewer asked whether the dumpster was added for operational needs or at staffs request.

Gunner Joyce, the applicant's second representative, stated the dumpster was added solely to support the thrift store's operations.

## **Public Comments**

Marielle Hoefnagels, 425 Elm Ave., Norman, OK (protest)

Mark Crumpley, 423 Elm Ave., Norman, OK (protest)

Jayne Crumpley, 423 Elm Ave., Norman, OK (protest)  
Mitch Baroff, 421 Park Dr., Norman, OK (protest)  
Doug Gaffin, 425 Elm Ave., Norman, OK (protest)  
Carol Baylor, 2424 Cypress Ave., Norman, OK (protest)

### **Planning Commission Discussion**

Commissioner Brewer asked whether the developer had considered a setback like the previous application and whether it would still allow for the required number of rooms.

Mr. Rieger invited Kara Hall, the project architect, to respond.

Ms. Hall explained given the required number of rooms for the project, moving the setback would force the building to be taller to fit them all.

Mr. Rieger added AIM Norman explicitly allows buildings in this urban high-character area to be up to two stories taller than surrounding properties. The proposal places four-story sections next to two-story structures, adhering to AIM guidance.

Commissioner Jablonski noted the adjacent property is one-story and asked if the design could do a step up from three to four stories to reduce the height near neighboring homes.

Mr. Rieger stated all options were considered, and the current design is the only way to accommodate the number of rooms required for the project's economic viability.

Commissioner Kindel asked whether alternative designs were considered, specifically placing the ballroom on the top floor with higher windowsills. She noted this could allow natural light, improve the building's appearance and limit privacy impacts on neighbors. She acknowledged larger windows would increase costs and asked if design adjustments could reduce the visual impact of a tall blank wall while maintaining building height.

Mr. Rieger explained placing the ballroom on the top floor would create logistical challenges, for moving large numbers of guests efficiently via elevators or escalators. He also noted potential noise and privacy concerns, emphasizing a rooftop ballroom with windows could negatively impact neighbors.

Commissioner Kindel clarified her suggestion for higher windowsills was primarily for aesthetic purposes, interior and exterior, rather than for improving views. She acknowledged it may not solve all concerns but viewed it as a potential design improvement where setbacks or other adjustments are not feasible.

Commissioner Brewer praised the project's stormwater plan, noting it is exceptional and unlikely to negatively impact neighbors. He commended the developers for improving the project over time and following through on commitments, which he noted is uncommon in development. Regarding building mass and height, he stated that the proposed two- to four-story scale is appropriate under AIM Norman, but recommended design strategies such as landscaping, green walls, or varied materials to soften visual impact.

Commissioner Brewer further cautioned removing windows entirely can create an imposing wall, while retaining windows may raise privacy concerns. He highlighted site buffering efforts, including planting a row of trees behind the existing eight-foot concrete wall to create a softer edge over time. Overall, he expressed support for the project while encouraging thoughtful mitigation of visual impacts.

Mr. Rieger stated a “tree wall” is planned along the back of the property, behind the existing eight-foot concrete wall, to soften the building’s edge creating a more visually appealing buffer over time.

Commissioner Jablonski asked about the expected size of the trees at maturity and their size at planting.

Mr. Rieger responded the trees will meet a two-inch caliber at planting and they have a list of suitable species, with plans to coordinate with the City Forester for recommendations.

Commissioner Jablonski stated The Noun Hotel project is a positive addition to the community and a good neighbor. He acknowledged nearby residents’ concerns, noting that quieter neighborhoods naturally experience “growing pains” as higher-density development occurs, consistent with the AIM Norman Plan. He suggested softening impacts, through artistic approaches, like murals or other creative design, rather than solely physical modifications. While these measures cannot address issues like sunlight loss, they can help the building feel more integrated. He emphasized the importance of maintaining good neighborly relations, noting the hotel has consistently been a considerate presence in the area.

**Motion** made by Commissioner McKown, **Seconded** by Commissioner Brewer.  
Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2526-31.**

**Islamic Society of Norman Rezoning**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-30: 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 REMOVE LOTS 14 THROUGH 17 AND LOTS 28 THROUGH 36, ALL OF BLOCK 4 IN HARDIE-RUCKER ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, AND R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (420 E. LINDSEY STREET, WARD 7)

***The applicant requests postponement to the March 12, 2026 Planning Commission meeting.***

**Motion** made by Commissioner Kindel, **Seconded** by Commissioner McDaniel. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**1130 Rambling Oaks Drive Rezoning**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-39: 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 REMOVE LOT THREE (3), IN BLOCK ONE (1), OF SPRING BROOK ADDITION SECTION II, A REPLAT OF LOT 6, BLOCK 1, SPRING BROOK ADDITION SECTION 6, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE C-1, LOCAL COMMERCIAL DISTRICT, AND PLACE SAME IN A SPUD, SIMPLE PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1130 RAMBLING OAKS DRIVE; WARD 3)

*The applicant requests postponement to the March 12, 2026 Planning Commission meeting.*

**Motion** made by Commissioner Kindel, **Seconded** by Commissioner McKown. Voting Yea: Commissioner Brewer, Commissioner McKown, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**GENERAL DISCUSSION REGARDING THE WARRANTING OF TRAFFIC SIGNALS**

David Riesland, Transportation Engineer, presented his discussion regarding the warranting of traffic signals.

**Public Comments**

No public comments.

**Planning Commission Discussion**

No further discussion from commission.

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**ADJOURNMENT**

The meeting was adjourned at 7:11 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.