



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, March 09, 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 9th day of March, 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 6:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Douglas McClure
Liz McKown
Erica Bird
Kevan Parker
Michael Jablonski
Steven McDaniel
Maria Kindel

ABSENT

Jim Griffith

A quorum was present.

STAFF PRESENT

Jane Hudson, Director, Planning & Community Development
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner I
Jack Burdett, Subdivision Development Coordinator
Todd McLellan, Development Engineer
Jami Short, Traffic Management Center Engineer
Beth Muckala, Assistant City Attorney
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV

CONSENT ITEMS

Ms. Bird asked if any member of the Planning Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the audience wished to remove an item from the Consent Docket. There being none, she asked for a motion.

Motion by Liz McKown, seconded by Michael Jablonski, to approve the Consent Docket as presented.

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

The motion carried by a vote of 8-0.

Minutes

1. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the January 12, 2023 Regular Planning Commission meeting.

The minutes were approved as presented on the Consent Docket by a vote of 8-0.

Certificates of Survey

2. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-4: Consideration of a Norman Rural Certificate of Survey submitted by Danny Lovett (MacBax Land Surveying, PLLC) for LOVETT RANCH, with a variance in the private road width from 20' width to 12' width, for 79.267 acres of property generally located on the north side of E. Post Oak Road approximately ½ mile east of 72nd Avenue S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey – Lovett Ranch
3. Staff Report
4. Request for Variance in Private Road Width

COS-2223-4 was approved on the Consent Docket by a vote of 8-0.

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of COS-2223-5: Consideration of a Norman Rural Certificate of Survey submitted by Edwin Rule (Pollard & Whited Surveying, Inc.) for Amended RULE'S EMERALD SPRINGS ADDITION, with a variance in the private road width from 20' width to 12' width, for 38.32 acres of property located south of Franklin Road approximately ¼ mile east of 12th Avenue N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey – Amended Rule's Emerald Springs Addition
3. Staff Report
4. Request for Variance in Private Road Width

COS-2223-5 was approved on the Consent Docket by a vote of 8-0.

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NON-CONSENT ITEMS

Planned Unit Development

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-27: RELA, L.L.C. requests rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, for 19.84 acres of property located at 5201 24th Avenue N.E.

ITEMS SUBMITTED FOR THE RECORD

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-B

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

PRESENTATION BY THE APPLICANT:

Hussein Torbati, a board member of SunHive Collective, presented the project. His wife, Pati, the owner of RELA, L.L.C., was also present.

1. Mr. Brewer asked whether there are any plans for expansion in the future on the site. Mr. Torbati responded that the program only works if they keep the members to a limited number, because the members have specific needs. Unless they were to buy additional land to expand, this is it.
2. Mr. McClure asked how many members they have. Mr. Torbati responded 30 maximum. He outlined the three phases they have planned, which will depend on the finances: Phase 1 – finishing the building, finishing the barn and vegetable garden, and the privacy fence around the area; Phase 2 – once there are 16 members, they will look at building an activity center, which will allow them to grow to the maximum of 30 members; Phase 3 – addition of a caretaker residence.
3. Mr. Jablonski spoke in support of the project and commended the incorporation of nature into the program.

PUBLIC PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Motion made by Kevan Parker, seconded by Maria Kindel, to recommend adoption of Ordinance No. O-2223-27 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2223-27 to City Council passed by a vote of 8-0.

General Commercial Zoning

5. 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. Postponement Memo

Motion made by Steven McDaniel, seconded by Maria Kindel, to postpone Ordinance No. O-2223-28 to the April 13, 2023 Planning Commission meeting.

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

The motion to postpone Ordinance No. O-2223-28 to the April 13, 2023 Planning Commission meeting passed by a vote of 8-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

None

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 6:46 p.m.

Planning Commission