

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 8, 2022

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 8th day of September, 2022.

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.

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

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Cameron Brewer
Kevan Parker
Liz McKown
Steven McDaniel
Erica Bird
Jim Griffith
Michael Jablonski

MEMBERS ABSENT

Doug McClure
Shaun Axton

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I
Logan Hubble, Planner I
Ken Danner, Subdivision Development
Manager
Jami Short, Traffic Engineer
Beth Muckala, Asst. City Attorney
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE AUGUST 11, 2022 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.

Item No. 3, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 108TH AVENUE N.E.

Item No. 4, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24TH AVENUE S.W.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

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

Liz McKown moved to approve the Consent Docket as presented. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

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Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE AUGUST 11, 2022 REGULAR PLANNING COMMISSION MEETING.

The minutes of the August 11, 2022 Regular Planning Commission Meeting were approved as presented on the Consent Docket by a vote of 7-0.

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Item No. 2, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60TH AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variances

COS-2223-2 was approved on the Consent Docket by a vote of 7-0.

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Item No. 3, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 108TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2223-3 was approved on the Consent Docket by a vote of 7-0.

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Item No. 4, being:

CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24TH AVENUE S.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Preliminary Site Plan
5. Pre-Development Summary

PP-2223-2 was approved on the Consent Docket by a vote of 7-0.

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NON-CONSENT ITEMS:

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-30: ZAFAR BAIG REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN TO REMOVE THE PARCEL FROM THE SPECIAL ENTERPRISE ZONE, RETAINING COUNTRY RESIDENTIAL DESIGNATION FOR 5 ACRES OF PROPERTY LOCATED AT 4000 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

and

Item No. 6, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-9: ZAFAR BAIG REQUESTS REZONING FROM PUD, PLANNED UNIT DEVELOPMENT (O-0607-36), TO A-1, GENERAL AGRICULTURAL DISTRICT, FOR 5 ACRES OF PROPERTY LOCATED AT 4000 E. ROBINSON STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Logan Hubble reviewed the staff report, a copy of which is filed with the minutes.

APPLICANT PRESENTATION:

None

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to recommend adoption of Resolution No. R-2223-30 and Ordinance No. O-2223-9 to City Council. Kevan Parker seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2223-30 and Ordinance No. O-2223-9 to City Council, passed by a vote of 7-0.

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Item No. 7, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-10: RONALD K. DODGION REQUESTS CLOSURE AND VACATION OF A PORTION OF CRESTON WAY, LOCATED BETWEEN LOT 4, BLOCK 7 AND LOT 1, BLOCK 8 OF HANLY ADDITION.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request to Vacate/Close Public Easement with Attachments

PRESENTATION BY STAFF:

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked who will own the property if the right-of-way is given up. Mr. Danner responded. Ms. Bird provided further clarification.

APPLICANT PRESENTATION:

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the request. He noted the applicant is open to maintaining a pedestrian or bicycle easement through the property.
2. Mr. Parker asked if the applicant owns one of the adjacent properties. Mr. Rieger responded.
3. Ms. Bird asked the intent. Mr. Rieger responded the applicant's concern is that the property to the east not connect to the neighborhood.
4. Mr. Parker asked where the easements are. Mr. Rieger responded they are happy to retain easements for utilities. Mr. Danner noted the City has nothing in the subject area; utility easements run north-south on the east.
5. Mr. Jablonski asked about adding a pedestrian/bike easement. Ms. Bird responded it could be included with the motion.

AUDIENCE PARTICIPATION:

1. Karen Diers, 200 12th Avenue S.E., spoke in opposition.
2. Skye Diers, 3605 Sun Valley Drive, spoke in opposition.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski spoke in opposition to future commercial traffic through this right-of-way, but supported the family to the east using it for access, and a possible future residential neighborhood to the east could use that access.
2. Ms. Bird noted the protest from the property to the east which was 36.9%. This is an asset of that property.
3. Mr. Brewer supports a pedestrian/bicycle easement and believes that connectivity is essential.
4. Mr. Parker commented that closing this right-of-way limits future development of the property to the east. If it is left open, there is potential for a residential development on the west part of that property.
5. Ms. Bird spoke in support of a motion which included a pedestrian/bicycle easement and right of access.

*Michael Jablonski moved to recommend rejection of Ordinance No. O-2223-10 to City Council.
Jim Griffith seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Kevan Parker, Liz McKown, Jim Griffith, Michael Jablonski
NAYES	Cameron Brewer, Steven McDaniel, Erica Bird,
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend rejection of Ordinance No. O-2223-10 to City Council, passed by a vote of 4-3.

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Item No. 8, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2223-7: CLASSEN MONTESSORI SCHOOL REQUESTS SPECIAL USE FOR A SCHOOL TO MODIFY THE APPROVED SITE PLAN (O-1819-29) FOR PROPERTY LOCATED AT 2323 S. CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked whether Norman Public Schools also have to go through this process for a site plan amendment. Ms. Hudson and Ms. Muckala responded.

APPLICANT PRESENTATION:

The applicant's representative was available to answer questions, but did not have a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski felt it was silly to hold a private school to a different standard than a public school. The neighborhood supports it and he supports it.
2. Ms. Bird spoke in support of this item.

Cameron Brewer moved to recommend adoption of Ordinance No. O-2223-7 to City Council. Steven McDaniel seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-7 to City Council, passed by a vote of 7-0.

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Item No. 9, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-11: TIMBER CREEK FELLOWSHIP CHURCH REQUESTS SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP TO MODIFY THE APPROVED SITE PLAN (O-0203-21) FOR PROPERTY LOCATED AT 4600 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Rendering of Existing Facilities
4. Site Plan
5. Pre-Development Summary

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked about a detention pond. Mr. Wayman responded.
3. Mr. Parker asked about the underground drainage system. Mr. Wayman indicated the applicant will cover the issue in his presentation. Mr. McLellan also responded.
4. Ms. Bird asked for clarification of "proposed buildings" and "possible future structures" on the site plan. Mr. Wayman responded.

APPLICANT PRESENTATION:

1. Rick McKinney, 3600 West Main Street, representing the applicant, presented the project.
2. Mr. Brewer asked about the original site plan versus the proposed site plan. Mr. McKinney responded.
3. Mr. Parker asked about the underground drainage system, and the concerns from adjacent property owners. Mr. McKinney responded. Mr. Parker suggested a small detention pond in the northwest corner if necessary. Mr. McKinney committed to working closely with the neighbors to solve the drainage problem.
4. Ms. Bird asked about a drainage report. Mr. McKinney responded.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Parker discussed concerns with the drainage.
2. Ms. McKown also had concerns about drainage.
3. Ms. Bird asked whether site plans are required to show drainage improvements. Ms. Hudson and Mr. McLellan responded.
4. Mr. Jablonski commented that drainage seems to have been a problem for a long time and has not been resolved. Mr. McDaniel noted that the applicant is a new owner of the property, and they seem committed to fixing the issues. Ms. Bird noted that at the Pre-Development meeting the applicant and neighbors started engaging in these conversations.

Steven McDaniel moved to recommend adoption of Ordinance No. O-2223-11 to City Council. Michael Jablonski seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith
NAYES	Michael Jablonski
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-11 to City Council, passed by a vote of 6-1.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Ms. Bird welcomed Mr. Griffith to the Planning Commission.
2. Mr. Parker asked if staff can take screen shots off PDFs so their presentations are clear.

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ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:27 p.m.

Norman Planning Commission