



**CITY OF NORMAN, OK**  
**PLANNING COMMISSION MEETING**  
Development Center, Conference Room A, 225 N Webster Ave  
Thursday, February 13, 2025 at 5:30 PM

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## MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, will meet in Regular Session in Conference Room A at the Development Center, on Thursday, February 13, 2025 at 5:30 PM and notice of the agenda of the meeting was posted at the Development Center at 225 N Webster Ave, Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Erica Bird called the meeting to order at 5:30 p.m.

### ROLL CALL

#### PRESENT

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

#### ABSENT

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  
Nathan Madenwald, Utilities Engineer  
Rachel Croft, Water Treatment Plant Manager  
William Andrews, Communications & Engagement Coordinator

\*Cameron Brewer arrived at 5:32 p.m.

\*\*Jim Griffith arrived at 5:33 p.m.

## NON-CONSENT ITEMS

### 201 W Apache Zoning

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19: 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 LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE, URBAN RESIDENTIAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

#### ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan/Elevation Drawings

### Staff Presentation

Anais Starr, Planner II, presented the staff report.

### Applicant Presentation

Matt Peacock, Representative of Applicant, presented on the proposed CCPUD.

Commissioner McKown brought up the concern in regards to the lack of designated parking spaces. Mr. Peacock explained that the additional parking at First Baptist Church provides options.

Commissioner McDaniel also added that he has a concern for the lack of designated parking. Mr. Peacock explained that there is a lot of on street parking around the area and First Baptist Church has expressed they would increase the amount provided if it is needed.

Commissioner Jablonski asked about the roof top deck and wanted to know if they will provide plants for a cooling effect. Mr. Peacock explained they might add some planters but that it is not needed for the open space percentage.

### Public Comment

There were no public comments.

**Motion** by Commissioner McDaniel to recommend approval of Ordinance O-2425-19; **Second** by Commissioner McKown.

***The motion passed unanimously with a vote of 8-0.***

**4020 E Tecumseh Special Use, NORMAN 2025 Amendment, Preliminary Plat**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-82: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE VERY LOW RESIDENTIAL AND COUNTRY RESIDENTIAL DESIGNATIONS AND PLACE THE SAME IN THE INSTITUTIONAL DESIGNATION. (4020 E TECUMSEH ROAD)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. NORMAN 2025 Land Use Plan Map
3. Pre-Development Summary

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-25: 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 MUNICIPAL USE IN THE RE, RESIDENTIAL ESTATES DWELLING DISTRICT FOR PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION FOURTEEN (14), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4020 E TECUMSEH ROAD)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Site Plan
4. Special Use Condition Letter

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2425-7: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN – NORMAN UTILITES AUTHORITY (SBR, ENGINEERING SURVEY PLANNING) FOR NORMAN GROUNDWATER FACILITY FOR 28.2733 ACRES OF PROPERTY LOCATED AT 4020 EAST TECUMSEH ROAD.

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Development Review Form

**Staff Presentation**

Justin Fish, Planner I, presented the staff report.

Mr. Fish pointed out that there is a special condition for Drinking Water Treatment only.

### **Applicant Presentation**

Nathan Madenwald, Applicant, presented the proposed item.

Commissioner Kindel brought up concerns in regards to enforcement of the special condition to be Drinking Water Treatment only. Mr. Madenwald explained that for any future site plan amendments, it would have to come through Planning Commission and City Council for approval.

Commissioner McDaniel asked if this would produce a lot of noise. Mr. Madenwald explained it is not expected to produce noise.

Commissioner Jablonski thanked the applicant for all the beautification and consideration of hiding the building and limiting the noise.

### **Public Comment**

There were no public comments.

**Motion** by Commissioner Brewer to recommend approval of Resolution R-2425-82, Ordinance O-2425-25, and PP-2425-7; **Second** by Commissioner Kindel.

***The motion passed unanimously with a vote of 8-0.***

**2710 36th Ave NW Rezoning and NORMAN 2025 Amendment**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-81: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN SO AS TO REMOVE PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE LOW DENSITY RESIDENTIAL DESIGNATION AND PLACE THE SAME IN THE OFFICE DESIGNATION. (2710 36TH AVENUE NW)

**This item has requested postponement to the March 13, 2025 meeting.**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-24: 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 PART OF THE NORTH HALF (N/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT AND PLACE THE SAME IN THE O-1, OFFICE-INSTITUTIONAL DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (2710 36TH AVENUE NW)

**This item has requested postponement to the March 13, 2025 meeting.**

**Motion** by Commissioner Kindel to postpone Resolution R-2425-81 and Ordinance O-2425-24 to the March 13, 2025 Planning Commission meeting; **Second** by Commissioner McClure.

*The motion passed unanimously with a vote of 8-0.*

**PLANNING COMMISSION TRAINING**

Beth Muckala, Assistant City Attorney, presented a Commissioner refresher on the duties of the Planning Commission and Robert's Rules of Order.

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

**ADJOURNMENT**

The meeting was adjourned at 7:02 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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Planning Commission