# CITY OF NORMAN, OK
# PLANNING COMMISSION MEETING - AMENDED
**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069**
**Thursday, October 08, 2026 at 5:30 PM**

## 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, October 08, 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.

Secretary Parker called the meeting to order at 5:33 p.m.

**ROLL CALL**

PRESENT
Commissioner Cameron Brewer
Commissioner Douglas McClure
Commissioner Liz McKown
Secretary Kevan Parker
Commissioner Steven McDaniel
Commissioner Jim Griffith
Commissioner Maria Kindel

ABSENT
Chair Erica Bird
Vice Chair Michael Jablonski

STAFF PRESENT
Lora Hoggatt, Planning Services Manager
Anais Starr, Planner II
Logan Gray, Planner II
Greyson Williams, Planner II
Bailey LaChance, Admin Tech IV
Brandon Brooks, Development Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT
James Maxwell, 2601 108th Ave. S.E., Norman, OK
DeAngelo Reyes, Pape-Dawson, 6105 Tennyson Pkwy, STE 210, Plano, TX
Karla Denton, 1130 N Porter Ave, Norman, OK

**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 SEPTEMBER 10, 2026.

   **ITEMS SUBMITTED FOR THE RECORD**

   1. September 10, 2026 Planning Commission Meeting Minutes

**Certificates of Survey**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2627-3: A NORMAN RURAL CERTIFICATE OF SURVEY FOR MIRACLE ACRES. (GENERALLY LOCATED AT S.E. 96TH AVE & ETOWAH RD; WARD 5)

   **ITEMS SUBMITTED FOR THE RECORD**

   1. Staff Report
   2. Location Map
   3. Survey

3. COSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2627-4: A NORMAN CERTIFICATE OF SURVEY FOR INDIAN HILLS SPORTS COMPLEX, (PREVIOUSLY COS-2122-2, THE SPORTING CLUB). (6804 W INDIAN HILLS ROAD; WARD 3)

   **ITEMS SUBMITTED FOR THE RECORD**

   1. Staff Report
   2. Location Map
   3. Survey

   **Motion** to approve all items on the consent docket made by Commissioner Kindel, Seconded by Commissioner McKown.

   Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

   **The motion was approved.**

**NON-CONSENT ITEMS**

**Dollar General Preliminary Plat**

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION. (2403 108th Ave SE; WARD 5) (This item was postponed from the September 10, 2026, Planning Commission meeting.)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Site Plan
4. Revised Site Plan
5. Preliminary Plat
6. Protest Map & Letters

**Staff Presentation**

Brandon Brooks, Development Engineer, presented the staff report for the Dollar General Preliminary Plat project.

**Applicant Presentation**

Derek Harris, the applicant's representative, and John Silver, the applicant's builder, presented the Dollar General project.

Commissioner Kindel asked about the distance between the proposed Dollar General and the existing location near Little Axe and Highway 9, as well as the demand for an additional store in the area. Mr. Harris stated he was unsure of the distance. Mr. Silver indicated he believed there was sufficient demand.

Commissioner McKown asked whether the proposed Dollar General would offer fresh produce. Mr. Silver clarified the proposed location would be a standard Dollar General rather than a market store.

Commissioner McDaniel expressed concerns about the wastewater spray drifting onto neighboring properties that was brought up at the last meeting and asked about mitigation measures. Mr. Silver explained the spray heads would be located 15 feet from the property line, directed inward, and operated between 1:00 a.m. and 6:00 a.m. in accordance with DEQ standards. He added a six-foot fence would be installed along the property line to further reduce potential impacts.

**Public Comment**

James Maxwell, 2601 108th Ave S.E., Norman, OK (Protest)

**Commission Discussion**

Commissioner Kindel asked whether the applicant had obtained information from DEQ regarding neighboring well locations. Mr. Harris provided the Commissioners with a map identifying existing locations.

**Motion** to approve made by Commissioner McDaniel, Seconded by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Commissioner McDaniel, Commissioner Griffith
Voting Nay: Secretary Parker, Commissioner Kindel

**Planning Commission recommended approval of PP-2627-4.**

**201 W Apache**

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1: 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 ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Narrative
5. Site Plan
6. Parking Agreement
7. Landscape Plan
8. Elevation Drawings
9. Protest Map & Letter

**Staff Presentation**

Anais Starr, Planner II, presented the staff report for the 201 W Apache project.

Commissioner McDaniel asked whether the road was subject to special fire regulations. Ms. Starr confirmed it was and stated the Fire Department had reviewed and approved the application.

**Applicant Presentation**

Kaitlyn Turner, the applicant's representative, presented the 201 W Apache project.

Ms. Turner presented a floor amendment to the CCPUD narrative specifying 28 off-site, two on-site, and five on-street parking spaces, for a total of 35 spaces.

Commissioner McDaniel asked about the lease term for the parking spaces. Ms. Turner confirmed it was 10 years.

**Public Comment**

There were no public comments.

**Commission Discussion**

There was no further commission discussion.

**Motion** to approve made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2627-1.**

**200 Vicksburg**

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF O-2627-10: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING AND VACATING A FIFTEEN (15) FEET IN WIDTH PLATTED UTILITY EASEMENT LYING IN LOT ONE (1), BLOCK ONE (1) OF VICKSBURG VILLAGE, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (200 VICKSBURG AVE; WARD 1)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Vacation Documents
4. Survey
5. Utility Responses

**Staff Presentation**

There was no staff presentation for this item.

**Applicant Presentation**

Kaitlyn Turner, the applicant's representative, presented the 200 Vicksburg easement closure project.

Commissioner Kindel asked whether utility provider letters were required from all companies. Beth Muckala, Assistant City Attorney, explained utility providers are contacted through an internal review process and confirmed the required process had been followed. Even though the documentation from some utility providers was not included in the packet, that does not mean they were not contacted.

**Public Comment**

There were no public comments.

**Commission Discussion**

There was no further commission discussion.

**Motion** to approve made by Commissioner McKown, Seconded by Commissioner Kindel.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2627-10.**

**211 W Symmes**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-11: 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 FIVE (5), SIX (6) AND SEVEN (7), IN BLOCK EIGHT (8), OF D. L. LARSH'S FIRST ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM CCFBC, CENTER CITY FORM BASED CODE, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (211 W SYMMES; WARD 4)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Narrative
5. Site Plan
6. Parking Agreement
7. Protest Map & Letter

**Staff Presentation**

Anais Starr, Planner II, presented the staff report for the 211 W Symmes project.

Commissioner Brewer sought clarification on who the parking lease was with. Ms. Starr stated the applicant had that information and will include it in his presentation.

**Applicant Presentation**

Peter Petromilli, the applicant's representative, presented the 211 W Symmes project.

Mr. Petromilli confirmed the parking lease is with First Baptist Church.

Commissioner Kindel sought clarification on if the Church is requiring the lease be for 10 years and if that was why he is requesting that change. Mr. Petromilli confirmed that was correct.

Commissioner Brewer asked about the change from a 20-year to a 10-year parking lease. Mr. Petromilli explained the original plan involved leasing property owned by

their group, which would have required demolition to create additional parking. He stated the church made parking spaces available under a 10-year lease agreement.

**Public Comment**

There were no public comments.

**Commission Discussion**

There was no further commission discussion.

**Motion** to approve made by Commissioner Kindel, Seconded by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of O-2627-11.**

**3060 Classen Blvd**

8. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2627-53: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN SO AS TO REMOVE A TRACT OF LAND BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN (I.M.), CLEVELAND COUNTY, OKLAHOMA, FROM THE TOD, TRANSIT ORIENTED DEVELOPMENT, AND ULC, URBAN LIVING CENTER, DESIGNATIONS AND PLACE THE SAME IN THE UM, URBAN MEDIUM DESIGNATION. (3060 CLASSEN BLVD., WARD 7)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map

9. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-12: 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 A TRACT OF LAND BEING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN A PUD, PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3060 CLASSEN BLVD; WARD 7)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Supporting AIM Documents

4. Narrative
5. Site Plan
6. Greenspace Exhibit
7. Pre-Development Notes

10. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-5: A PRELIMINARY PLAT FOR THE RETREAT AT NORMAN, A PLANNED UNIT DEVELOPMENT. (3060 CLASSEN BLVD; WARD 7)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Site Plan
4. Preliminary Plat
5. Review Form
6. Pre-Development Notes

**Staff Presentation**

Logan Gray, Planner II, presented the staff report for the 3060 Classen Blvd project.

**Applicant Presentation**

Libby Smith, the applicant's representative, presented the 3060 Classen Blvd project.

Commissioner Parker asked about access across the railroad tracks and the future use of that area of the property. Ms. Smith explained the development would stop at the railroad tracks and would not utilize the 28-foot strip of land. She stated it is currently used by the single-family residence to access Classen Boulevard. She added the property may be sold in the future and the proposed development would not have access to Classen Boulevard.

Commissioner McDaniel sought clarification on if the development will preserve the existing trees where appropriate. Ms. Smith confirmed that was correct.

**Public Comment**

There were no public comments.

**Commission Discussion**

Commissioner Brewer asked about the differences between the Transit Oriented Development and Urban Medium Land Use designations. Mr. Gray explained Transit Oriented Development is intended to encourage high-density, mixed-use development near potential future commuter rail stops. He noted the proposed development would have approximately nine residential units per acre, compared to the 18 units per acre called for under the Transit Oriented Development designation.

**Motion** to approve made by Commissioner Brewer, Seconded by Commissioner Griffith.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**Planning Commission recommended approval of R-2627-53, O-2627-12, and PP-2627-5.**

**328 E Robinson**

11. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-13: 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 THE SOUTH 59 FEET OF LOTS FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK FIVE (5), THE NORTH 65 FEET OF LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), IN BLOCK FIVE (5), THE SOUTH 59 FEET OF LOTS TWELVE (12) AND THIRTEEN (13) IN BLOCK FIVE (5), THE SOUTH HALF (S/2) OF LOTS NINE (9), TEN (10) AND ELEVEN (11) IN BLOCK FIVE (5), THE SOUTH HALF (S/2) OF LOTS FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8) INCLUSIVE, IN BLOCK FIVE (5), OF HIGHLAND ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM R-3, MULTIFAMILY DWELLING DISTRICT, AND PLACE THE SAME IN C-2, GENERAL COMMERCIAL DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (328 E ROBINSON; WARD 4)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Supporting AIM Documents
3. Location Map
4. Site Plan
5. Pre-Development Notes
6. Protest Map & Letters

12. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-6: A PRELIMINARY PLAT FOR AUTOZONE HIGHLAND (A REPLAT OF A PART OR ALL OF LOTS 5 THROUGH 17, BLOCK 5). (328 E ROBINSON ST; WARD 4)

**ITEMS SUBMITTED FOR THE RECORD**

1. Staff Report
2. Location Map
3. Site Plan
4. Review Form
5. Pre-Development Notes

**Staff Presentation**

Greyson Williams, Planner II, presented the 328 E Robinson project.

Commissioner Brewer asked about the property's future land use designation. Mr. Williams confirmed it was designated Mixed Use and noted, although the property falls within the Porter Corridor and Central Norman Overlay Districts, neither applies to the proposed development.

**Applicant Presentation**

DeAngelo Reyes, the applicant's representative, presented the 328 E Robinson project.

Commissioner McKown sought clarification on the operating hours of the business. Mr. Reyes stated he was unsure. Commissioner McClure stated he believed they were open until 9 p.m. seven days a week.

Commissioner Brewer asked whether the Robinson Street driveway would allow both ingress and egress. Mr. Reyes confirmed it would and explained a variance was necessary to accommodate the proposed driveway layout.

Commissioner Parker asked about stormwater management. Mr. Reyes explained the site would drain toward the north and southeast driveways, with the western portion draining toward the northwest and southwest corners and Crawford Street. Brandon Brooks, Development Engineer, explained an oversized underground detention system would direct stormwater to an existing inlet on Robinson Street due to limitations with the existing storm sewer infrastructure.

**Public Comment**

Karla Denton, 1130 N Porter Ave, Norman, OK (protest)

**Commission Discussion**

Commissioner McDaniel asked about access between Robinson Street and Hayes Street and whether right-turn-only restrictions had been considered. David Riesland, Transportation Engineer, explained staff had requested removal of an additional driveway and relocation of the proposed driveway to meet engineering standards. He noted right-turn-only signage is difficult to enforce.

Commissioner Kindel questioned the necessity of the driveway, expressing concerns about cut-through traffic between Robinson Street and Hayes Street. Mr. Riesland stated the applicant would need to address its necessity.

Commissioner Kindel expressed safety concerns regarding the driveway alignment with McDonald's. Mr. Riesland explained the original location would create conflicting left-turn movements and the applicant could not accommodate staff's recommended alignment with the shared Dunkin' and Taco Mayo entrance.

Commissioner McKown asked whether driveway access from Robinson Street was required by the Zoning Ordinance. Mr. Riesland stated it was not. Commissioner McKown expressed concerns about cut-through traffic and questioned whether the driveway could be eliminated. Mr. Reyes explained the layout resulted from City requirements and site constraints but deferred further details to the design engineer.

Commissioner Kindel asked whether the through driveway was necessary for trash truck access. Mr. Brooks explained the City's Utilities Engineer had reviewed the dumpster location and access, considering truck maneuverability and travel distances.

Mr. Williams noted eliminating the Robinson Street entrance would direct traffic through nearby residential areas along Crawford and Hayes Streets.

Commissioner Brewer asked about the grassy area along Crawford Street and whether the development could shift west to provide additional buffering. Mr. Reyes explained the grassy area resulted from shifting the site east to meet driveway alignment requirements.

Commissioner Brewer suggested shifting the development west while maintaining the Robinson Street driveway to improve buffering and reduce cut-through traffic. Mr. Reyes stated this would require additional pavement and move the Hayes Street driveway closer to the intersection.

Commissioner Kindel suggested relocating the building and eliminating the easternmost Hayes Street driveway to discourage cut-through traffic. Mr. Reyes stated he could not confirm the feasibility of those changes without consulting the design engineer.

Commissioner Kindel asked whether staff had concerns with the proposed modifications. Mr. Brooks explained relocating the building would affect stormwater drainage, grading, underground detention, and trash truck maneuverability.

Commissioner Parker asked about the underground detention system's location and whether the development could shift west to provide additional buffering. Mr. Brooks explained detention would be located beneath the parking lot north of the building and relocating the development would require a revised drainage report and additional review.

Commissioner McDaniel expressed concerns about the Commission redesigning the project and suggested postponement to address traffic and neighboring property impacts. He stated he would have difficulty supporting the current layout.

Commissioner McClure expressed concerns about neighboring businesses, potential site modifications, and the need for additional information. He stated he also could not support the current layout.

Commissioner Kindel emphasized the Commission's support for new businesses while stressing the importance of considering impacts on neighboring properties.

Commissioner Griffith encouraged the applicant to work with Boomer Veterinary Hospital to address its concerns and explore a compromise. He expressed support for postponement.

Commissioner Brewer supported the proposed business but encouraged adjustments to address site layout concerns.

Commissioner McKown emphasized supporting both new and existing businesses and encouraged the applicant to reconsider the layout.

Commissioner McDaniel encouraged the applicant to address the neighboring business's concerns and reconsider the driveway configuration to prevent cut-through traffic.

Commissioner Brewer asked about the applicant's willingness to postpone. Mr. Reyes explained postponement would delay the project but allow time to address concerns. Commissioner Brewer clarified the Commission's vote was a recommendation to City Council and postponement would require the item to return to the Commission.

Commissioner Kindel emphasized considering impacts on both Boomer Veterinary Hospital and the surrounding neighborhood, particularly regarding cut-through traffic.

Commissioner Parker suggested shifting the development west to improve buffering and expressed concerns about property boundary surveys and communication with Boomer Veterinary Hospital. He supported postponement to allow these issues to be addressed.

**Motion** to postpone to the November 12, 2026 Planning Commission meeting made by Commissioner Kindel, Seconded by Commissioner McKown.

Voting Yea: Commissioner Brewer, Commissioner McClure, Commissioner McKown, Secretary Parker, Commissioner McDaniel, Commissioner Griffith, Commissioner Kindel

**The motion to postpone was approved.**

## MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, thanked everyone who came and participated in the Development Code open houses. She stated the website to submit suggestions for changes to the Development Code is still active at normandevcode.com.

## ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

Passed and approved this _____ day of _____, 2026