



CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, December 14, 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 14th day of December, 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.

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

ROLL CALL

PRESENT

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

ABSENT

Doug McClure

A quorum was present.

STAFF PRESENT

Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager
Melissa Navarro, Planner II
Roné Tromble, Admin. Tech. IV
Kathryn Walker, City Attorney
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
David Riesland, Transportation Engineer
Awet Frezgi, Traffic Engineer
Bryce Holland, Multimedia Specialist

Special Use

8. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2324-32: Cruise In Auto Spa, L.L.C. requests Special Use for a Bar, Lounge or Tavern (serving beer and wine in conjunction with the existing car wash) for property located at 1235 W. Main Street.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Letter of Conditions for Special Use Zoning
5. Pre-Development Summary

PRESENTATION BY STAFF: Melissa Navarro reviewed the staff report, a copy of which is filed with the minutes. Protests were received which represented 2.9% of the notification area.

PRESENTATION BY THE APPLICANT: Luke Greenfield, representing the applicant, was available to respond to questions.

Ms. Bird asked about the ABLE Commission process. Mr. Greenfield is working with the ABLE Commission on licensing, but before moving any further they needed compliance from the City.

Mr. Greenfield stated they wanted to add the sale of alcohol to improve their sales and grow the business. When they started in 2003 there were only 2 car washes in Norman. They are hoping to put in a nail salon in the lease space in the future. Theater chains implemented alcohol sales very successfully into their revenue streams years ago. Whole Foods has added bars/pubs so you can drink while you shop. Trader Joe's, Albertson's and Kroger are all in the process of adding the same thing into their grocery stores. They take their neighbors' concerns very seriously, and submitted proposed conditions to address them.

Mr. Jablonski asked why the hours of operation are proposed to not exceed 11 p.m. when the carwash stops at 6 p.m. Mr. Greenfield stated they plan to extend their hours to 8 p.m. in the spring or summer of 2024. They have no plans to extend past 8 p.m. for their normal hours, but he wanted to leave wiggle room because there are events they do during the year, like the Haunted Carwash Tunnel, and company parties where they might want to stay open until 10 p.m. occasionally.

Mr. Parker asked the average amount of time that a customer would be on-site. Mr. Greenfield responded the average customer wait time is 45 minutes on a busy day. Their plan is to serve customers that are getting their cars serviced; they are not trying to make a place people will come just to drink.

Mr. Brewer asked what the longest service they provide would be. Mr. Greenfield responded that a complete detail would take 5 hours. They have talked about implementing a policy of no more than 2 drinks per customer. Most detail customers drop their cars off and don't want to wait that long.

Ms. Hudson explained that a special use goes with the property. If the property is sold, there is a process for inspection and transfer of the special use to the new owner.

Ms. Kindel asked the distance from the property to the high school. Mr. Greenfield said it is 450-500'.

Mr. Parker asked if this will be a drive-thru bar. Mr. Greenfield said it will not be. No alcohol will be allowed outside; it will be allowed into the lease area, but it will not be sold from the lease space.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Mr. Brewer commends the creativity. He believes there is a precedent for a mix of alcohol in conjunction with other enterprises. It is up to the business to not over-serve customers.

Mr. Jablonski asked if a condition to cap the number of drinks could be added. Ms. Muckala advised that it is possible to add conditions to special uses to restrict and narrow the use. Special uses are viewed as more intense uses of the property. She would be concerned about a restriction that doesn't actually go to the intensity of the use, but rather the behavior of the persons using it. She would be hesitant to add a restriction that would put a burden on the City to enforce.

Ms. Hudson noted that the site plan is approved as a part of the special use, and they would have to come back if they wanted to expand.

Motion made by Brewer, seconded by Kindel, to recommend approval of Ordinance No. O-2324-32 to City Council.

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

The motion to recommend approval of Ordinance No. O-2324-32 to City Council passed by a vote of 8-0.

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