



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, January 12, 2023 at 6:30 PM

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## 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 12<sup>th</sup> day of January, 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 6:30 p.m.

### ROLL CALL

#### PRESENT

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

A quorum was present.

#### STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning & Community Development  
Lora Hoggatt, Planning Services Manager  
Colton Wayman, Planner I  
Beth Muckala, Assistant City Attorney  
Todd McLellan, Development Engineer  
Roné Tromble, Recording Secretary  
Mitchell Richardson, Multimedia Supervisor

#### 1. Election of Officers

Motion made by Steven McDaniel to nominate Erica Bird as Chair, Kevan Parker as Vice Chair, and Michael Jablonski as Secretary; seconded by Liz McKown.

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

The motion carried by a vote of 9-0.

## 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**

2. Consideration of Approval, Rejection, Amendment, and/or Postponement of the Minutes of the December 8, 2022 Regular Planning Commission meeting.

Motion made by Jim Griffith to approve the minutes of the December 8, 2022 Regular Planning Commission meeting; seconded by Michael Jablonski.

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

The motion to approve the December 8, 2022 Regular Planning Commission minutes passed by a vote of 9-0.

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## NON-CONSENT ITEMS

### Planned Unit Development

3. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-21: Bryan and Donna Komers request rezoning from A-2, Rural Agricultural District, to PUD, Planned Unit Development, to allow for mining activities for approximately 40 acres of property generally located on the north side of Etowah Road between 96th Avenue S.E. and 108th Avenue S.E.

#### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Komers Mining Development PUD Narrative with Exhibits A-C
4. Roll Top Ranch Certificate of Survey

**PRESENTATION BY STAFF:** Mr. Wayman reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked what zoning category dirt mining would fall under, and whether there have been any other special requests like this. Mr. Wayman responded that dirt mining is not an allowed use in any zoning district. Ms. Hudson responded that there was an amendment to the Founders Park PUD to allow dirt mining several years ago.

Mr. Jablonski asked about sand mining on the west side of town. Ms. Bird responded the sand mining is outside the City limits of Norman to the west.

**PRESENTATION BY THE APPLICANT:** Gunner Joyce, Rieger Law Group, representing the applicant, presented the project.

Ms. McKown asked about the hours of operation to 8 PM. Mr. Joyce responded.

Mr. Brewer asked how long the mining activity might be expected to last. Mr. Joyce responded.

#### **AUDIENCE PARTICIPATION:**

Cheryl Blake, Fischer Road, spoke regarding her concerns with the proposed project.

Mr. Griffith asked about the extent of the mining: how much of the open area will be mined and how much of the forested area. Mr. Joyce responded that the applicants have a Department of Mines permit for 5 acres that does not go into the trees. There is a 62.5' buffer from the road.

Mr. Griffith asked about cattle grazing. Mr. Joyce responded that they currently use this 40 acres and the 40 acres to the east.

Mr. Parker asked what is required to build a farm pond. Ms. Hudson and Mr. McLellan responded.

Ms. Kindel asked about the elevation and drainage questions that were raised. Mr. Joyce responded.

Ms. Bird asked about the easements on the site plan. Mr. Joyce responded that one is an oil/gas pipeline and one is a utility easement.

Mr. Jablonski asked if there are requirements with regard to water quality in the pond. Mr. Joyce did not have the answer. They had to do a reclamation plan for the surrounding impacted area.

#### **DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Parker asked that the Commission consider the precedent this may set.

Mr. Jablonski commented he thinks it is smart to take something that would be waste and sell it.

Motion made by Steven McDaniel to recommend adoption of Ordinance No. O-2223-21 to City Council; seconded by Michael Jablonski.

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

Voting Nay: Parker

The motion to recommend adoption of Ordinance No. O-2223-21 to City Council passed by a vote of 8-1.

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## **NORMAN 2025/Simple Planned Unit Development**

4. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Resolution No. R-2223-76: Sooner Traditions Realty, L.L.C. requests amendment of the NORMAN 2025 Land Use & Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. NORMAN 2025 Map
2. Staff Report

and

5. Consideration of Approval, Acceptance, Rejection, Amendment, and/or Postponement of Ordinance No. O-2223-22: Sooner Traditions Realty, L.L.C. requests rezoning from CO, Suburban Office Commercial District, and R-3, Multi-Family Dwelling District, to SPUD, Simple Planned Unit Development, for approximately 2.19 acres of property located at 1300 W. Lindsey Street.

### **ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. 1300 W. Lindsey SPUD Narrative with Exhibits A-D

**PRESENTATION BY STAFF:** Mr. Wayman reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:** Sean Rieger, Rieger Law Group, representing the applicant, presented the project.

Mr. Griffith asked if the existing law office will be retained as a law office. Mr. Rieger responded that the structure will be retained, but the uses could change.

Mr. Griffith asked about the large green space and maintenance of it. Mr. Rieger responded.

Mr. Parker commented there may be a water line that runs through the area designated for storm water detention. Mr. Rieger responded.

Ms. McKown commended the applicant on keeping the mature trees and open space. Mr. Jablonski agreed.

Mr. Jablonski asked about how far a nearby cell tower is from the buildings. Mr. Rieger responded that he did not know, but he believes the ordinance discusses a 200' separation for residential uses.

Ms. Bird asked if the median on Lindsey is blocking the ability to make a left turn into the property. Mr. Rieger responded that Lindsey Street allows U-turns.

**AUDIENCE PARTICIPATION:**

Adam Ross, 3308 Winchester Circle, made comments regarding rezoning of R-3, pedestrian connectivity to Rebecca Lane, and a large mature tree.

Braelyn Polite, 240 E. Kerr, Midwest City, made comments.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

Mr. Jablonski asked what would happen if there is a water line in the front of the property. Mr. Rieger responded.

Mr. Parker commented on rain gardens. Mr. Rieger responded.

Mr. Griffith asked if there is any way the mature tree near the rain gardens can be saved. Mr. Rieger said they will look at it.

Mr. Brewer commented he thinks this plan is in the spirit of the 2025 plan. This was a prime opportunity to have more creativity with the development, specifically with the orientation of the building on the site to address the sea of parking along Lindsey Street.

Mr. Jablonski asked if there is a way to stimulate the kind of development that the Commission thinks would be more productive in terms of beautifying the area.

Motion made by Kevan Parker to recommend approval of Resolution No. R-2223-76 and Ordinance No. O-2223-22 to City Council; seconded by Steven McDaniel.

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

The motion to recommend approval of Resolution R-2223-76 and Ordinance O-2223-22 to City Council passed by a vote of 9-0.

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## **MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Ms. Hudson announced that staff did not receive any applications for the February Planning Commission meeting. Unless there is a request for a study session, the Commission will not meet in February.

## **ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 7:33 p.m.

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Planning Commission