



# **CITY OF NORMAN, OK PLANNING COMMISSION MEETING**

**Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, July 11, 2024 at 5:30 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 11th day of July, 2024.

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 5:44 p.m.

### **ROLL CALL**

#### **PRESENT**

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

#### **ABSENT**

Michael Jablonski

A quorum was present.

#### **STAFF PRESENT**

Lora Hoggatt, Planning Services Manager  
Destiny Andrews, Planner II  
Roné Tromble, Admin. Tech. IV  
Whitney Kline, Admin. Tech. III  
Beth Muckala, Asst. City Attorney  
David Riesland, Transportation Engineer  
Todd McLellan, Development Engineer  
Bryce Holland, Multimedia Specialist

## 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.*

Motion made by McDaniel, seconded by Parker, to approve the Consent Docket as presented.

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

The motion to approve the Consent Docket as presented was adopted by a vote of 8-0.

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## **Minutes**

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE PLANNING COMMISSION MINUTES OF JUNE 13, 2024.

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

1. June 13, 2024 Planning Commission Regular Session Minutes

The June 13, 2024 Planning Commission minutes were approved as presented by a vote of 8-0 on the Consent Docket.

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## **Short Form Plats**

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF SFP-2425-1: CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY PAULA CLAUDETTE HOOPER (WALLACE DESIGN COLLECTIVE, P.C.) FOR HOOPER ADDITION FOR 2.883 ACRES OF PROPERTY GENERALLY LOCATED AT 1010 CRUCE STREET.

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

1. Staff Report
2. Location Map
3. Short Form Plat – Hooper Addition

SFP-2425-1 was approved as presented by a vote of 8-0 on the Consent Docket.

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## **Certificates of Survey**

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-1: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DAVID MEISER (POLLARD & WHITED SURVEYING, INC.) FOR MEISER ACRES, FOR 9.97 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF TECUMSEH ROAD APPROXIMATELY ¾ MILE EAST OF 24<sup>TH</sup> AVENUE N.E., WITH A VARIANCE FROM THE FULL 10-ACRE RULE, AND VARIANCE TO THE 330 FOOT FRONTAGE REQUIREMENT.

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

1. Staff Report
2. Location Map
3. Norman Rural Certificate of Survey – Meiser Acres
4. Variance Request

COS-2425-1 was recommended for approval as presented, with the requested variance in the 10-acre requirement and the 330' frontage requirement, to the City Council by a vote of 8-0 on the Consent Docket.

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4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY MARK MAPPE (POLLARD & WHITED SURVEYING, INC.) FOR MAPPE EAST ESTATES FOR 10.40 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF FRANKLIN ROAD APPROXIMATELY ¼ MILE EAST OF 36<sup>TH</sup> AVENUE N.E.

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

1. Staff Report
2. Location Map
3. Norman Rural Certificate of Survey – Mappes East Estates

COS-2425-2 was recommended for approval as presented to the City Council by a vote of 8-0 on the Consent Docket.

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## NON-CONSENT ITEMS

### **Special Use for Self-Storage/Mini Warehouse**

5. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2425-1: 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 GRANT SPECIAL USE FOR SELF-STORAGE/MINI WAREHOUSE IN THE C-2, GENERAL COMMERCIAL DISTRICT FOR LOT TWO (2), BLOCK FIVE (5), CAMBRIDGE ADDITION SECTION VI, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (4801 WEST MAIN STREET)

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

1. Staff Report
2. Location Map
3. Letter of Compliance
4. Site Plan
5. Elevations
6. Pre-Development Summary

#### **PRESENTATION BY STAFF:**

Destiny Andrews reviewed the staff report, a copy of which is filed with the minutes.

#### **PRESENTATION BY THE APPLICANT:**

Brian Baca, representing Advantage Construction, was available to respond to questions.

Mr. Griffith asked if there will continue to be outside storage of cars, boats, RVs, etc. Mr. Baca explained that the outside storage will be eliminated by the new structure with internal air-conditioned storage.

Mr. McDaniel asked about the metal roof. Mr. Baca explained that these structures are primarily all steel construction, which includes a flat steel roof. The existing buildings have wood trusses and residential style roofing. Because this structure will be completely surrounded by the existing buildings, it's not going to be visible from the street, so the owner wanted to go to a more standard all-steel construction.

Ms. Kindel asked about the outside finish. Mr. Baca indicated it will be brick.

**AUDIENCE PARTICIPATION:** None

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

Motion made by Griffith, seconded by McClure, to recommend adoption of Ordinance No. O-2425-1 to City Council.

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

The motion to recommend adoption of Ordinance No. O-2425-1 to City Council passed by a vote of 8-0.

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

None

## **ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 5:54 p.m.

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Planning Commission