



CITY OF NORMAN, OK PLANNING COMMISSION MEETING - SPECIAL MEETING

Municipal Building, Council Chambers, 201 W Gray, Norman, OK 73069
Thursday, May 16, 2024 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 16th day of May, 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 6:30 p.m.

ROLL CALL

PRESENT

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

ABSENT

Douglas McClure

STAFF PRESENT

Jane Hudson, Planning & Community Development Director
Justin Fish, Planner I
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Jack Burdett, Subdivision Development Coordinator
Todd McLellan, Development Engineer
Bryce Holland, Multimedia Specialist
Roné Tromble, Admin. Tech. IV
Whitney Kline, Admin. Tech. III

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NON-CONSENT ITEMS

Rezoning & Preliminary Plat

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2324-48: 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 SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE A-2, RURAL AGRICULTURAL DISTRICT, AND PLACE THE SAME IN THE RM-6, MEDIUM DENSITY APARTMENT DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (716 SONIA DRIVE)

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
 2. Location Map
 3. Preliminary Plat
 4. Preliminary Site Plan
 5. Park Board Packet
 6. Pre-Development Summary
2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-17: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY AARON BULEY, PETE JACKSON AND DAGAN FLOWERS (SMC CONSULTING ENGINEERS, P.C.) FOR THE OLD DAIRY FARM FOR 1.13 ACRES OF PROPERTY LOCATED AT 716 SONIA DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Location Map
3. Transportation Impacts
4. Preliminary Plat
5. Preliminary Site Plan

PRESENTATION BY STAFF: Justin Fish reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked the location of the sewer line. Mr. Fish pointed it out on the site plan. Mr. Jablonski asked the location of the nearest park. The Parks Board location map shows the subject property and the nearest park.

PRESENTATION BY THE APPLICANT: Chris Anderson, SMC Consulting Engineers, representing the applicant, was available to answer questions.

Ms. Bird asked why the parking is in the front. Mr. Anderson responded that the sewer line in the front precludes locating a building in that area.

Ms. Bird asked about buffering for the neighbor on Sonia Drive. Mr. Anderson indicated there will be some islands in the parking area with some landscaping. There will be a detention pond on the south side.

Ms. Bird asked about improvements to Sonia Drive. Mr. Anderson explained that Sonia Drive is a private drive into the parking area, and serving existing houses. It will extend all the way to the west property line.

Ms. McKown asked about the requests in the letter from the Potts Family, for an 8' privacy fence, paved driveway aprons, and signage.

Pete Jackson, representing the applicants, stated that they are willing to do everything requested in the letter. The speed limit sign would be close to their driveway, and may not meet traffic guidelines. The fence, landscaping, buffering, driveway approaches, and a dead-end street all made sense. They will also pave the road to the west end.

Mr. Jablonski was concerned with the removal of large trees, and asked if any new trees will be installed. Mr. Jackson responded that they plan to plant trees in as many islands and places where they can. They may be able to save some of the trees around the perimeter.

Ms. Bird asked about a pecan tree. Mr. Jackson said it is where one of the buildings will be located. Ms. Kindel asked if they considered moving the tree because of its historical significance. Mr. Jackson said the tree is huge and he doesn't know of any way to move it.

AUDIENCE PARTICIPATION:

Sonja Potts, 3620 Barwick Drive, asked the percentage of pervious surface for the project. Another concern is stormwater and detention.

Kevin Potts, 3620 Barwick Drive, grew up with the family farm. He is concerned that the stormwater is mitigated correctly so it doesn't impact adjacent properties. There are some huge sycamore trees and pecan trees on the property; he would like to see some of them preserved.

Audra Carr, 709 Sonia Drive, said the pecan tree is too big to move. The Planning Department and the builders have addressed a lot of their concerns. They are concerned about light pollution. The houses on their property are still on well water, so they are concerned about pollution; she urged the builders to address that as much as possible with bioswales for filtration. They are sad to see the family farm go.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird commented that Moore Norman Technology has a wood turners association that will pick up wood at no cost. They are always looking for wood for projects.

Mr. Jablonski asked the percentage for impervious area. Ms. Hudson indicated it is 65%. It will be reviewed when the application comes in for a building permit.

Ms. Kindel asked if they will be using bioswales or rain gardens to help filter the stormwater. Mr. Anderson responded that there are bioswale areas at both ends of the detention pond.

Motion made by Jablonski, seconded by Brewer, to recommend approval of Ordinance No. O-2324-48 and PP-2324-17 to City Council.

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

The motion to recommend approval of Ordinance No. O-2324-48 and PP-2324-17 to City Council passed by a vote of 6-2.

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Alley Closures

- 3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-52: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, CLOSING PUBLIC ALLEYS ADJACENT TO BLOCK ONE (1) OF STATE UNIVERSITY ADDITION TO NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (ADJACENT TO 221 EDDINGTON STREET)

ITEMS SUBMITTED FOR THE RECORD:

- 1. Staff Report
- 2. Location Map
- 3. Request to Vacate and Close a Portion of Public Alley
- 4. Emails from Utilities

PRESENTATION BY STAFF: Todd McLellan reviewed the staff report, a copy of which is filed with the minutes.

Mr. Jablonski asked if the City heard back from all the utilities. Mr. McLellan responded affirmatively.

PRESENTATION BY THE APPLICANT:

Libby Smith, Rieger Law Group, representing the applicant, presented the request. The applicant will provide an easement for the existing City water main once they get through the District Court process. There is an existing duplex on the property, with the rest vacant. Once they have gone through City Council to close the right-of-way, and District Court to vacate, the applicant will come back and request a Lot Line Adjustment to make the property all one lot.

Mr. Jablonski asked the benefit, since they can't build on the water main. Ms. Smith responded that they can't build a building on it, but they can have access to the parking lot.

AUDIENCE PARTICIPATION: None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Ms. Bird spoke regarding the steps involved in closing and vacating alley rights-of-way.

Mr. Jablonski commented on the need for habitat, including for insects.

Motion made by McKown, seconded by Kindel, to recommend approval of Ordinance No. O-2324-52 to City Council.

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

Voting Nay: Jablonski

The motion to recommend approval of Ordinance No. O-2324-52 to City Council passed by a vote of 7-1.

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MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Hudson noted that the June Planning Commission meeting will start at 5:30 p.m.

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 7:00 p.m.

Planning Commission