

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**FEBRUARY 10, 2022**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 10<sup>th</sup> day of February, 2022.

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.

\* \* \*

Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Erin Williford  
Kevan Parker  
Steven McDaniel  
Erica Bird  
Dave Boeck  
Shaun Axton  
Michael Jablonski

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Lora Hoggatt, Planning Services Manager  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney  
Ken Danner, Subdivision Development  
Manager  
Jami Short, Traffic Engineer

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Chair Bird welcomed Shaun Axton to the Planning Commission. Mr. Axton introduced himself and his background.

**CONSENT DOCKET**

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 13, 2022 REGULAR PLANNING COMMISSION MEETING.**

Item No. 2, being:

**COS-2122-10 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JENSEN ATKINSON (POLLARD & WHITED SURVEYING, INC.) FOR ECHAD WAY ESTATES, WITH A VARIANCE IN THE WIDTH OF THE PRIVATE DRIVE TO 12', FOR 40.04 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE EAST OF 84<sup>TH</sup> AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.**

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

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

*Dave Boeck moved to approve the Consent Docket as presented. Michael Jablonski seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

|                |   |
|----------------|---|
| YEAS           | Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Dave Boeck, Shaun Axton, Michael Jablonski |
| NAYES          | None  |
| MEMBERS ABSENT | None  |

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

\* \* \*

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JANUARY 13, 2022 REGULAR PLANNING COMMISSION MEETING.**

The minutes of the January 13, 2022 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 7-0.

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Item No. 2, being:

**COS-2122-10 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JENSEN ATKINSON (POLLARD & WHITED SURVEYING, INC.) FOR ECHAD WAY ESTATES, WITH A VARIANCE IN THE WIDTH OF THE PRIVATE DRIVE TO 12', FOR 40.04 ACRES OF PROPERTY GENERALLY LOCATED ½ MILE EAST OF 84<sup>TH</sup> AVENUE N.E. ON THE NORTH SIDE OF TECUMSEH ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Certificate of Survey – ECHAD WAY ESTATES
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 7-0.

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## NON-CONSENT ITEMS

Item No. 3, being:

**O-2122-36 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-36, FOR JAMES L. ADAIR REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN, AND RENEWAL OF SPECIAL USE FOR A MIXED BUILDING, FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, LOCATED AT 205 EAST MAIN STREET.**

### ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo Site Plan
4. Pre-Development Summary

### PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

### PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 N. Peters Avenue, the applicant, presented the project.
2. Mr. Boeck asked how many residential units; Mr. Adair responded one is currently planned and will be built out, but they may use it as their personal offices for a while.

### AUDIENCE PARTICIPATION:

None

### DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck acknowledged the presence of several Regional and City Planning students in the audience. He spoke in support of the project bringing more business and more housing to downtown.

*Kevan Parker moved to recommend adoption of Ordinance No. O-2122-36 to City Council. Erin Williford seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

|                |  |
|----------------|--|
| YEAS           | Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird,<br>Dave Boeck, Shaun Axton, Michael Jablonski |
| NAYES          | None   |
| MEMBERS ABSENT | None   |

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-36 to City Council, passed by a vote of 7-0.

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**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

None

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**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:42 p.m.

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Norman Planning Commission