



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, April 11, 2024 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 11<sup>th</sup> day of April, 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 6:32 p.m.

### ROLL CALL

#### PRESENT

Steven McDaniel  
Liz McKown  
Michael Jablonski  
Chair Erica Bird  
Doug McClure  
Jim Griffith  
Maria Kindel  
Kevan Parker (arrived at 6:48 p.m.)

#### ABSENT

Cameron Brewer

A quorum was present.

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Lora Hoggatt, Planning Services Manager  
Kelly Abell, Planner I  
Justin Fish, Planner I  
Ken Danner, Subdivision Development Manager  
David Riesland, Transportation Engineer  
Beth Muckala, Assistant City Attorney  
Nathan Madenwald, Utilities Engineer  
Bryce Holland, Multimedia Specialist  
Roné Tromble, Admin. Tech. IV

## **Amendment of PUD, Planned Unit Development**

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2324-47: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING THE PLANNED UNIT DEVELOPMENT ESTABLISHED IN ORDINANCE NO. O-2122-10, TO AMEND THE SITE PLAN AND PUD NARRATIVE FOR PART OF THE NORTH HALF (N/2) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3766 E. ROBINSON STREET)

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

1. Staff Report
2. Location Map
3. Summary of Project
4. Site Plan

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

Ms. McKown asked how many buildings are being proposed. Mr. Fish responded that they are proposing to construct a barn, a new shop, and to change the use of the existing shop to be a grow facility.

Ms. McKown noted references in the staff report to things not on the site plan, and asked whether those things were worked out. Ms. Hoggatt responded that the site plan is the one that Public Works cannot approve.

Ms. McKown asked about waiving of the landscape requirement. Ms. Hoggatt explained that our landscaping requirements are tied to parking; 6 spaces or 900 sq. ft. of pavement for parking would require landscaping. He is requesting to not provide landscaping.

Ms. Bird asked if the approved PUD had a provision for the dirt park in the front. Ms. Hoggatt responded that it was not addressed in either PUD.

Mr. McDaniel asked if there were some fencing requirements in the prior PUD, and whether they have been completed. Ms. Hoggatt was not aware of fencing having been provided.

Ms. Bird asked about the driveways. Mr. Riesland stated that any applicant who wants to add an additional driveway that may not meet the Engineering Design Criteria can submit a request for a variance. He did not think one was ever submitted for this property. This does not meet the criteria for driveway spacing. The further you move to the west from the approved driveway there is a vertical curve in Robinson Street that creates a sight distance problem and it would be an unsafe driveway.

**PRESENTATION BY THE APPLICANT:** Geoffrey Arce, the applicant, stated they are only looking to amend the site plan. The previous PUD allowed A-2 fencing, so that requirement has been met and there were no additional fencing requirements. They need a turnaround for business traffic to keep big trucks away from the residence. They need additional buildings to accommodate customer vehicles that have been brought in.

The main building that was originally put in is to be the main commercial facility and will house most of the vehicles. The barn that is currently there doesn't have a foundation; he constructed it without obtaining a permit because he thought it was a temporary canopy structure. They are trying to clean up the property and fix the dirt park.

Mr. Griffith asked what they do on the property. Mr. Arce responded it is a used power sports dealership – dirt bikes, jet skis, parts, sales, and service. They recently got a license for used cars as well.

Ms. Bird asked how many cars they service at any given time. Mr. Arce said they do not service cars. They are usually working on 3 or 4 vehicles, and they have others waiting for pick up, and others waiting for work. He said the aerial photo seems fairly accurate for what would be average.

Ms. Bird asked about the parking in the front. Mr. Arce indicated he moved some dirt to level out the land. The metal poles in the aerial photo are where he just constructed the barn. Between the barn and the road frontage is the site proposed for the new main 30x70 metal shop. He will be planting grass.

Ms. Bird asked about the addition of the grow operation. Mr. Arce responded that the building has two stories, and the top story was built as a grow. He was recently given a license by someone getting out of the business, so he will run a little grow in the upstairs of the shop.

Ms. Kindel asked how much traffic there is on a daily basis. Mr. Arce responded 1 or 2 customers. They also get deliveries. There should not be any traffic coming into the grow operation; they will be delivering the product to dispensaries. They will not be adding more vehicles for the deliveries.

Mr. Jablonski asked about the problems listed in the staff report that need to be addressed. Mr. Arce said he thinks the only remaining problem is the driveway. The driveway across from Bryant Circle was approved with the original PUD. The chip-sealed driveway is supposed to be removed, and a new driveway added to the adjacent property, which is a shared driveway.

Ms. Bird asked about the dirt driveway. Mr. Arce indicated it was never supposed to be there. All the deliveries come in and then drive out the dirt drive. That is why a turn-around is needed for the trucks.

Ms. McKown commented that, with everything being moved closer to Robinson, she would really like to see some landscaping. Mr. Arce said he has been saving some pine trees to put out there. Ms. Bird asked why the request was to waive the landscaping requirement. Mr. Arce said there might have been a miscommunication. He does not have a problem providing some trees.

Mr. Madenwald stated that on the south side of Robinson the water lines from Lake Thunderbird are located in large easements, and landscaping there will be a challenge.

RECESS  
7:07 to 7:12 p.m.

Ms. Bird felt it would be helpful to see the prior PUD Narrative and site plan along with the new documents. She is concerned that Public Works does not endorse the project. She asked if he is aware he could request a postponement to make changes to the site plan before the Commission votes on it. Mr. Arce stated he can't afford another month because of money he has had to put down on the building. He has been told that Public Works is not going to accept any other driveway.

Ms. Kindel asked about the site plan. Mr. Arce explained that the red is what is going in, and the gray is what was already approved. Mr. McDaniel asked if the gray has been completed. Mr. Arce said it is completed up to the Bryant concrete approach. Both drives were in existence prior to the previous PUD.

**AUDIENCE PARTICIPATION:**

Barry Saltus, 1340 Bryant Circle, thinks the intersection at Bryant is unsafe. If you are driving east, there is a hill going down to Bryant Circle. Traffic is doing 50 mph. If there are large vehicles making a left turn out of the property it creates a high risk for danger. It looks like a junk yard looking at the picture. He asked if they would be able to get everything in the barn.

Mike Fore, 3735 E. Robinson Street, presented a petition from surrounding properties. The applicant built a building without a permit; the penalty should be that he have to tear the building down. They oppose any changes to anything the applicant wants to do. Right now it looks like a dump and junk yard. All the neighbors have complained; none of them want it in the area. They don't know how City Council approved it for a commercial business. He has pictures of the property which he took on April 10.

Ms. Bird noted that the petition and a radius map will be forwarded to City Council. She suggested that Mr. Fore send the pictures to staff so those can be forwarded to City Council.

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

Ms. Bird did not go back and watch the meeting when this was previously considered. She recalled talk of how many units would be on site for work. There was discussion about the dealership, and concerns were raised for the area. She has concerns about how much this has escalated over what was considered for the prior PUD. She also has concerns about the road, the barn, and other things that have happened that were never on the PUD to begin with. She does not feel that shielding and impact to the neighbors has been adequately addressed for this neighborhood. She has concerns about allowing further increase. She thinks a single driveway could work with circular options on-site.

Mr. Parker said he thinks, with proper design, you could have a single drive in and have room for trucks to turn around.

Motion made by Jablonski, seconded by McDaniel, to recommend adoption of Ordinance No. O-2324-47 to City Council.

Voting Nay: McDaniel, McKown, Jablonski, Bird, McClure, Griffith, Kindel  
Abstaining: Parker

The motion to recommend adoption of Ordinance No. O-2324-47 to City Council failed by a vote of 0-7, with 1 abstention.

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