

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JULY 8, 2021**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8<sup>th</sup> day of July, 2021.

Notice and agenda of the meeting was posted at the Norman Municipal Building and online at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> 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.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Nouman Jan  
Steven McDaniel  
Erica Bird  
Lark Zink  
Dave Boeck  
Sandy Bahan

MEMBERS ABSENT

Erin Williford  
Mark Daniels  
Michael Jablonski

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Lora Hoggatt, Planning Services Manager  
Logan Hubble, Planner I  
Ken Danner, Subdivision Development  
Manager  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney  
David Riesland, Transportation Engineer  
Jami Short, Traffic Engineer  
Nathan Madenwald, Utilities Engineer

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**CONSENT DOCKET**

Item No. 2, being:

**TMP-169 -- APPROVAL OF THE JUNE 10, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES**

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Item No. 3, being:

**COS-2122-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HEATH AND ANGIE HERJE (POLLARD & WHITED SURVEYING, INC.) FOR COTTONWOOD FLATS ESTATES FOR 19.931 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF EAST TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 12<sup>TH</sup> AVENUE N.E.**

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Item No. 4, being:

**SFP-2122-1 – CONSIDERATION OF A SHORT FORM PLAT SUBMITTED BY G&G DEVELOPMENT, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR LOTS 1A AND 1B, BEING A REPLAT OF LOT 1, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, FOR APPROXIMATELY 1.2951 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF N. FLOOD AVENUE AND TECUMSEH DRIVE.**

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Item No. 5, being:

**PP-2122-1 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE UPLANDS DEVELOPMENT CO., L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR UPLANDS ADDITION FOR APPROXIMATELY 129.90 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF INDIAN HILLS ROAD AND 36<sup>TH</sup> AVENUE N.W.**

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**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. Sandy Bahan seconded the motion.*

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

YEAS	Nouman Jan, Steven McDaniel, Erica Bird, Lark Zink, Dave Boeck, Sandy Bahan
NAYES	None
MEMBERS ABSENT	Erin Williford, Mark Daniels, Michael Jablonski

The motion, to adopt the Consent Docket, passed by a vote of 6-0.

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Item No. 3, being:

**COS-2122-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY HEATH AND ANGIE HERJE (POLLARD & WHITED SURVEYING, INC.) FOR COTTONWOOD FLATS ESTATES FOR 19.931 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF EAST TECUMSEH ROAD APPROXIMATELY ONE-HALF MILE EAST OF 12<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Request for Variances
5. Greenbelt Commission Comments

This item was recommended for approval by City Council as part of the Consent Docket, with a variance in the minimum width requirement for a private road, a variance to the minimum acreage requirements for Tracts 1 and 2, and a variance to the minimum width requirement measured at the front building line for Tract 1, by a vote of 6-0.