



# CITY OF NORMAN, OK PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069  
Thursday, September 12, 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 the Council Chambers of the Norman Municipal Building, on the 12<sup>th</sup> day of September 2024, at 5:30 p.m., and notice of the agenda of the meeting was posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.*

Chair Commissioner Bird called the meeting to order at 5:36 p.m.

### ROLL CALL

#### PRESENT

Steven McDaniel  
Michael Jablonski  
Erica Bird  
Doug McClure  
Jim Griffith

#### ABSENT

Cameron Brewer  
Liz McKown  
Maria Kindel  
Kevan Parker

#### STAFF PRESENT

Jane Hudson, Planning & Community Development Director  
Lora Hoggatt, Planning Services Manager  
Whitney Kline, Admin Tech III  
Kelly Abell, Planner II  
Beth Muckala, Assistant City Attorney  
David Riesland, Transportation Engineer  
Todd McLellan, Development Engineer  
Bryce Holland, Multimedia Specialist

#### GUESTS PRESENT

Jay Cervi, 2613 Lauriston, Norman, OK  
Floyd Carroll, 607 E. Main St., Norman, OK

## 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.*

### Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

PLANNING COMMISSION MEETING MINUTES OF AUGUST 8, 2024

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

1. August 8, 2024 Planning Commission Regular Session Minutes

### Certificates of Survey

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-3: CONSIDERATION OF NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PAUL SECHRIST AND KRISTEN MOORE (GREG SKINNER SURVEYING, LLC) FOR RED ROCK RIDGE, FOR 72.71 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 108TH AVENUE S.E. AND ONE-HALF MILE NORTH OF POST OAK ROAD.

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

1. Staff Report
2. Location Map
3. Red Rock Ridge Short Form Plat

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2425-4: CONSIDERATION OF NORMAN CERTIFICATE OF SURVEY SUBMITTED BY WILLY DELONE (BOBBY SKAGGS LAND SURVEYING, LLC) FOR INDIAN HILLS SPORTS COMPLEX, FOR 40 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST INDIAN HILLS ROAD AND 60TH AVENUE N.W.

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

1. Staff Report
2. Location Map
3. Site Plan
4. Indian Hills Sports Complex Short Form Plat

**Motion** by Commissioner Jablonski to approve the consent docket; **Second** by Commissioner Griffith.

*The motion passed unanimously with a vote of 5-0.*

## NON-CONSENT ITEMS

### 3301 Classen Blvd. Special Use

4. CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-4: 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 AUTOMOBILE SERVICE STATION IN THE C-1, LOCAL COMMERCIAL DISTRICT FOR LOT 3, BLOCK 1 OF SOUTH LAKE ADDITION SECTION 12 OF THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (3301 CLASSEN BLVD.)

#### ITEMS SUBMITTED FOR THE RECORD

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

#### Staff Presentation

Kelly Abell, Planner I, presented the staff report.

#### Applicant Presentation

Ashley Bernatski, Brakes Plus, presented on the proposed Special Use.

Commissioner Griffith clarified that this would just be minor auto repairs. Ms. Bernatski responded to this question stating yes it is only minor repairs.

**Motion** by Commissioner McClure to recommend approval of Ordinance O-2425-4; **Second** by Commissioner Jablonski.

*The motion passed with a vote of 5-0.*

#### MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

#### ADJOURNMENT

The meeting was adjourned at 5:44 p.m.

Passed and approved this 10<sup>th</sup> day of October 2024.

KEVIN BAKER  
Planning Commission