

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**SEPTEMBER 8, 2022**

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 8<sup>th</sup> day of September, 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.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

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

MEMBERS ABSENT

Doug McClure  
Shaun Axton

A quorum was present.

STAFF MEMBERS PRESENT

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

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**CONSENT DOCKET**

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE AUGUST 11, 2022 REGULAR PLANNING COMMISSION MEETING.**

Item No. 2, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60<sup>TH</sup> AVENUE N.E. APPROXIMATELY 1/2 MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.**

Item No. 3, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY 1/2 MILE EAST OF 108<sup>TH</sup> AVENUE N.E.**

Item No. 4, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24<sup>TH</sup> AVENUE S.W.**

**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 audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

*Liz McKown 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	Cameron Brewer, Kevan Parker, Liz McKown, Steven McDaniel, Erica Bird, Jim Griffith, Michael Jablonski
NAYES	None
ABSENT:	Doug McClure, Shaun Axton

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

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Item No. 2, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-2: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY PETE AND JENNIFER JACKSON, STONEWALL HOMES, L.L.C. (PATHFINDER SURVEYING) FOR SUNSET HILLS FOR 50.717 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 60<sup>TH</sup> AVENUE N.E. APPROXIMATELY ½ MILE NORTH OF E. ROCK CREEK ROAD, WITH VARIANCES FOR TRACT 4 IN THE 250' FRONTAGE REQUIREMENT AND THE 330' MINIMUM FRONT BUILDING SETBACK WIDTH REQUIREMENT.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variances

COS-2223-2 was approved on the Consent Docket by a vote of 7-0.

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Item No. 3, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF COS-2223-3: CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY DANIEL AND JACKIE ALEXANDER (MACBAX LAND SURVEYING, P.L.L.C.) FOR J&D ACRES FOR 17.942 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. TECUMSEH ROAD APPROXIMATELY ½ MILE EAST OF 108<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report

COS-2223-3 was approved on the Consent Docket by a vote of 7-0.

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Item No. 4, being:

**CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2223-2: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY WH NORMANDY CREEK, L.P. (WALLACE DESIGN COLLECTIVE) FOR LOTS 2 & 3, BLOCK 1, JENNINGS ESATES NO. 1 ADDITION, A REPLAT OF PART OF BLOCK 1, JENNINGS ESTATES NO. 1 ADDITION FOR 5.2 ACRES OF PROPERTY GENERALLY LOCATED NEAR THE SE CORNER OF W. MAIN STREET AND 24<sup>TH</sup> AVENUE S.W.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

PP-2223-2 was approved on the Consent Docket by a vote of 7-0.

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Item No. 7, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-10: RONALD K. DODGION REQUESTS CLOSURE AND VACATION OF A PORTION OF CRESTON WAY, LOCATED BETWEEN LOT 4, BLOCK 7 AND LOT 1, BLOCK 8 OF HANLY ADDITION.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Request to Vacate/Close Public Easement with Attachments

**PRESENTATION BY STAFF:**

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked who will own the property if the right-of-way is given up. Mr. Danner responded. Ms. Bird provided further clarification.

**APPLICANT PRESENTATION:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the request. He noted the applicant is open to maintaining a pedestrian or bicycle easement through the property.
2. Mr. Parker asked if the applicant owns one of the adjacent properties. Mr. Rieger responded.
3. Ms. Bird asked the intent. Mr. Rieger responded the applicant's concern is that the property to the east not connect to the neighborhood.
4. Mr. Parker asked where the easements are. Mr. Rieger responded they are happy to retain easements for utilities. Mr. Danner noted the City has nothing in the subject area; utility easements run north-south on the east.
5. Mr. Jablonski asked about adding a pedestrian/bike easement. Ms. Bird responded it could be included with the motion.

**AUDIENCE PARTICIPATION:**

1. Karen Diers, 200 12<sup>th</sup> Avenue S.E., spoke in opposition.
2. Skye Diers, 3605 Sun Valley Drive, spoke in opposition.

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

1. Mr. Jablonski spoke in opposition to future commercial traffic through this right-of-way, but supported the family to the east using it for access, and a possible future residential neighborhood to the east could use that access.
2. Ms. Bird noted the protest from the property to the east which was 36.9%. This is an asset of that property.
3. Mr. Brewer supports a pedestrian/bicycle easement and believes that connectivity is essential.
4. Mr. Parker commented that closing this right-of-way limits future development of the property to the east. If it is left open, there is potential for a residential development on the west part of that property.
5. Ms. Bird spoke in support of a motion which included a pedestrian/bicycle easement and right of access.

*Michael Jablonski moved to recommend rejection of Ordinance No. O-2223-10 to City Council.  
Jim Griffith seconded the motion.*

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

YEAS	Kevan Parker, Liz McKown, Jim Griffith, Michael Jablonski
NAYES	Cameron Brewer, Steven McDaniel, Erica Bird,
ABSENT:	Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend rejection of Ordinance No. O-2223-10 to City Council, passed by a vote of 4-3.

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