

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**SEPTEMBER 12, 2019**

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 12<sup>th</sup> day of September, 2019. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chair Chris Lewis called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Neil Robinson  
Chris Lewis  
Tom Knotts  
Dave Boeck  
Lark Zink  
Steven McDaniel

MEMBERS ABSENT

Erin Williford  
Nouman Jan  
Sandy Bahan

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer  
Beth Muckala, Asst. City Attorney  
Bryce Holland, Multimedia Specialist

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**CONSENT DOCKET**

Item No. 2, being:

**TMP-142 -- APPROVAL OF THE AUGUST 8, 2019 PLANNING COMMISSION REGULAR SESSION MINUTES**

Mr. Lewis asked if anyone wished to remove an item from the Consent Docket. There being none, he asked for a motion.

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

*Dave Boeck moved to approve the Consent Docket as presented. Neil Robinson seconded the motion.*

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

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to adopt the Consent Docket, passed by a vote of 6-0.

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Item No. 3, being:

**O-1920-6 – NICK BROWN, FOR MIDTOWN PROCESSING, L.L.C., REQUESTS SPECIAL USE FOR A MEDICAL MARIJUANA PROCESSOR FOR PROPERTY ZONED C-1, LOCAL COMMERCIAL DISTRICT, AND LOCATED AT 1104 24<sup>TH</sup> AVENUE S.E., UNITS 1102-1104.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. We did receive protests within the notification of 5.9%. The applicant is requesting special use for the processing; they are already zoned C-1, so they can have a dispensary at this site. Staff supports and recommends approval of Ordinance No. O-1920-6.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

1. Mr. Boeck asked for a little bit more detail about what the processing will be processing.  
Nick Brown – Processing can mean a number of things. In our case, it simply means that we want to essentially operate as a bakery. We'll be edible marijuana producers and nothing more. We don't plan on doing extraction at the site. All of our marijuana products are purchased at the wholesale level from other processors that do perform the extraction for us, and we're simply purchasing refined cannabis oil and adding it into our ingredients.

2. Mr. Lewis – I have a few questions. In the City of Norman, if you look at the demographics of police reports, some of the highest incidence of crime happen between the north boundary of Alameda, the south boundary of Lindsey, the east boundary of 24<sup>th</sup> Avenue, and the west boundary of 12<sup>th</sup> Avenue. Knowing that is the case, an establishment that may incite more crime, in some opinion, because of what's there, do you have any security in place? That's part one. And then, knowing that there is a child care facility just less than 500 feet from you, if they do apply at some point in the future to be a preschool, which would preclude your license from being renewed, how might you handle that?

Mr. Brown – I appreciate the question. As far as security, yes, we do have systems in place, and those are in line with requirements through the OBNDD, which is the Narcotics Bureau here in Oklahoma. So security cameras, lock and key for medical marijuana products are all in place. Considering the fact that we're not open to the public, we don't expect any traffic in and out for our distribution channels. As far as security, we feel pretty secure about the way that we're going to handle business in that location. The preschool thing – again, I appreciate that foresight. Being a parent of very young children myself, that matters to me. Again, with us not performing any extraction, we don't expect high pressure solvents to be used in our process. Again, those are things that are typically done by other processors. The impact to our neighbors is minimal to none, and arguably would be safer than even a donut shop, for example, who is next door to us, that uses open fryers with grease. Our process is much less intensive than that. Depending on what that preschool may or may not do, I feel like at this point it would be considered hypothetical. If they do move to be an actual school of some sort, we would have to evaluate the distance from that school to our business at that time.

3. Mr. Knotts – So this location, and you're not commercial, so you're not going to be handling a lot of cash. You're manufacturing for other locations that you have?

Mr. Brown – We would be more considered like a wholesale and distribution.

Mr. Knotts – So the attraction of lots of cash is not going to be there?

Mr. Brown – They would be disappointed if they came in and there was a whole bunch of sugar.

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend adoption of Ordinance No. O-1920-6 to City Council. Tom Knotts seconded the motion.*

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

YEAS	Neil Robinson, Tom Knotts, Dave Boeck, Steven McDaniel
NAYES	Chris Lewis, Lark Zink
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-6 to City Council, passed by a vote of 4-2.

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Item No. 4, being:

**O-1920-8 – MABS MEDIBLES, L.L.C. REQUESTS SPECIAL USE FOR A MARIJUANA PROCESSOR, AS PERMITTED BY STATE LAW, FOR PROPERTY CURRENTLY ZONED C-1, LOCAL COMMERCIAL DISTRICT, AND LOCATED AT 2315 E. LINDSEY 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. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Protests were received within the notification area of 3.2%. Staff supports and recommends approval of Ordinance No. O-1920-8.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

1. Ms. Zink – I had the same question about the level of processing that's going to be done. Karen Shobert, 4701 108<sup>th</sup> Avenue S.E., Noble – We would like to make liniments, lotions, bath bombs, and use concentrates and medical marijuana to make those, and also to make pre-rolled medical cannabis products for sale.

Ms. Zink – Would those be for consumption?

Ms. Shobert – The pre-rolled – yes, that would be something that we would offer for consumption to a licensed card holder.

Ms. Zink – I'm just not clear on how close the elementary school is to your site.

Ms. Shobert – The elementary school is quite a bit down on 24<sup>th</sup>; it's definitely past 1,000 foot measurement that we were required to have our dispensary license. That would be Reagan Elementary, I believe.

2. Mr. Knotts – Are you associated with these people?

Ms. Shobert – No, we are not.

Mr. Boeck – You've never seen each other before?

Ms. Shobert – No, actually, I haven't.

3. Mr. Boeck – So this would be considered retail, as opposed to wholesale?

Ms. Shobert – Yes, this would be for retail. We initially started as a CBD shop with essential oils and CBD products. When 788 was voted in, we applied and got our license to become a dispensary. So it's just another level of what we have going in the store.

4. Mr. Lewis – I'll ask you the same question I asked Mr. Brown in regards to the crime rate that's in the area, as well as having the child care facility – not preschool – right down the street from you.

Ms. Shobert – We were concerned about the child care facility and when we actually were looking for opening just the CBD store and knowing that our intention was maybe to go the THC way. If they do become a preschool, we'll just have to adjust our plan. That's just how it will have to go. We're very well-versed on the law; I know what I can and cannot do and what our limits are. I have no trouble with following suit with whatever has to be done to comply with the law.

Mr. Lewis – And then, in regards to security.

Ms. Shobert – We have actually a hired security company that does come and patrol and we also have cameras throughout the inside of our facility and also on the outside in the rear and in the front, and they're recorded and monitored.

Mr. Lewis – And your product will be secured?

Ms. Shobert – Yes. We have safes in the back and everything is secured. We've actually had three inspections already – the OMMA, the Oklahoma Tax Commission, and the OBND and we passed all of them successfully with no violations.

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend adoption of Ordinance No. O-1920-8 to City Council. Neil Robinson seconded the motion.*

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

YEAS

NAYES

MEMBERS ABSENT

Neil Robinson, Tom Knotts, Dave Boeck, Steven McDaniel

Chris Lewis, Lark Zink

Erin Williford, Nouman Jan, Sandy Bahan,

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-8 to City Council, passed by a vote of 4-2.

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Item No. 5, being:

**O-1920-15 – CROSSED CANNONS BREWERY (BEAU & KATIE SALOIS) REQUEST SPECIAL USE FOR LIGHT MANUFACTURING, SPECIAL USE FOR A BAR, LOUNGE OR TAVERN, AND SPECIAL USE FOR LIVE ENTERTAINMENT VENUE FOR PROPERTY CURRENTLY ZONED C-3, INTENSIVE COMMERCIAL DISTRICT, AND LOCATED AT 333 WEST BOYD STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

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

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1920-15.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

1. Mr. Boeck – So it's just inside music?  
Beau Salois – Music venue will be all indoors; nothing outside.
2. Mr. Lewis – Knowing that there is a great and a growing concern of underage drinking on Campus Corner, and knowing that last Friday alone there were over 30-80 kids – young adults – pulled from local establishments in the area that had presented fake IDs, what type of security or screening measure are you going to have in place, knowing that this will be an issue in your establishment as well?  
Mr. Salois – Great question. All the staff will have the correct training to look for fake IDs. On busier nights, of course any nights, we'll have screenings at the doors. We'll have wristbands, and also they'll be screened again once they do go to the bar to try to order a beverage.  
Mr. Lewis – Also, knowing that you'll have a lot of foot traffic, and probably less vehicular traffic, but yet there will be many people that want to go to a brewery such as yours – have great memories in what used to be in that location, so I look forward to coming, as well – there's going to be a parking issue. Have you addressed the parking issue at all?  
Mr. Salois – The issue with the parking I can see could be a concern, but there is parking behind the building, there's parking in front of it. There's metered and then there's parking surrounding. Campus Corner parking has probably been an issue for a while now; that's just something that patrons will have to address once they do get to Campus Corner.

**AUDIENCE PARTICIPATION:**

None

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

*Steven McDaniel moved to recommend approval of Ordinance No. O-1920-15 to the City Council. Dave Boeck seconded the motion.*

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

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1920-15 to City Council, passed by a vote of 6-0.

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Item No. 6, being:

**O-1920-13 – 223 McCULLOUGH, L.L.C. REQUESTS REZONING FROM CENTER CITY FORM-BASED CODE, NEIGHBORHOOD MIDDLE FRONTAGE TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 7,280 SQUARE FEET OF PROPERTY LOCATED AT 223 McCULLOUGH STREET.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Postponement Memo

Mr. Lewis noted that there has been a request to postpone this item to the October 10, 2019 Planning Commission meeting.

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

*Dave Boeck moved to postpone Ordinance No. O-1920-13 to the October 10, 2019 Planning Commission meeting. Neil Robinson seconded the motion.*

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

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to postpone Ordinance No. O-1920-13 to the October 10, 2019 Planning Commission meeting, passed by a vote of 6-0.

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Item No. 7a, being:

**R-1920-25 – EAST LINDSEY PLAZA/TFCU REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 3.0 ACRES OF PROPERTY LOCATED AT 1451 12<sup>TH</sup> AVENUE S.E. (SOUTHEAST CORNER OF 12<sup>TH</sup> AVENUE S.E. AND COMMERCE DRIVE).**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 7b, being:

**O-1920-11 – EAST LINDSEY PLAZA/TFCU REQUEST REZONING FROM RM-2, LOW DENSITY APARTMENT DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 3.0 ACRES OF PROPERTY LOCATED AT 1451 12<sup>TH</sup> AVENUE S.E. (SOUTHEAST CORNER OF 12<sup>TH</sup> AVENUE S.E. AND COMMERCE DRIVE).**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibit A – Site Plan

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff reports, copies of which are filed with the minutes. Amending the land use designation is appropriate in this general vicinity. Staff supports this request and recommends approval of Resolution No. R-1920-25. This application to rezone this property for the uses listed in the SPUD Narrative is appropriate. Staff supports this request and recommends approval of Ordinance No. O-1920-11.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend approval of Resolution No. R-1920-25 and Ordinance No. O-1920-11 to the City Council. Neil Robinson seconded the motion.*

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

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1920-25 and Ordinance No. O-1920-11 to City Council, passed by a vote of 6-0.

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Item No. 8a, being:

**R-1920-24 – CITY OF NORMAN REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM PARKLAND/OPEN SPACE DESIGNATION TO PARKLAND/OPEN SPACE DESIGNATION AND INSTITUTIONAL DESIGNATION FOR 70.16 ACRES OF PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE INTERSECTION OF ROBINSON STREET AND 24<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 7b, being:

**O-1920-14 – CITY OF NORMAN REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PL, PARKLAND, A-1, GENERAL AGRICULTURAL DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT WITH SPECIAL USE FOR A MUNICIPAL USE, FOR APPROXIMATELY 47.43 ACRES OF PROPERTY GENERALLY LOCATED NORTH AND EAST OF THE INTERSECTION OF ROBINSON STREET AND 24<sup>TH</sup> AVENUE N.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Preliminary Site Plan
4. ECC/EOC Plat Exhibit
5. ECC/EOC Floor Plan
6. Elevations

Item No. 7c, being:

**PP-1920-3 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN (WALLACE ENGINEERING) FOR CITY OF NORMAN – HALL PARK COMPLEX FOR 47.43 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROBINSON STREET EAST OF 24<sup>TH</sup> AVENUE N.E. AND NORTH OF THE CITY WATER TREATMENT PLANT.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Letter from Utilities Engineering
4. Preliminary Plat
5. Preliminary Site Plan
6. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, copies of which are filed with the minutes. Staff supports the request and recommends approval of Resolution No. R-1920-24 to update the land use designation of this site to accommodate the future municipal uses. This application to zone the property for future municipal use is appropriate and follows previous direction from City Council; staff supports this request and recommends approval of Ordinance No. O-1920-14. Staff recommends approval of the preliminary plat for City of Norman-Hall Park Complex.

**PRESENTATION BY THE APPLICANT:**

The applicant's representatives were available to answer questions, but did not make a presentation.

1. Mr. Robinson – I don't see anything on here for this Emergency Operations Center as an external power source – generator or anything. Is it internal? Or is there going to be a generator for it?

Jordan Hall, BWA Architects, 900 36<sup>th</sup> Avenue N.W. – Yes, there will be a generator. It's on the northwest side, above that top left wedge.

Mr. Robinson – What's the power source? Is it diesel?

Mr. Hall – I would have to double-check on that with our MUP engineers. It has a back-up on it, I believe,

Mr. Robinson – It would be a double-wall diesel tank or something of that nature?

Mr. Hall – I would have to check on that, but it has all been considered.

2. Mr. Knotts – I've always had the impression that this site was where the Hall Park lagoons were located.

Mr. Hall – They were.

Mr. Knotts – Are they still there?

Mr. Hall – They're filled in, I believe.

Mr. Knotts – Completely filled in?

Mr. Hall – It's soft out there and they're having to do some fill to get it solid.

Mr. Knotts – Is there a liner on that pond?

Mr. Hall – It is not intended as a pond.

Mr. Knotts – It's still shown as a reservoir on these maps, and you look at it and it has water standing. There is a ground water issue here, I guess, is where I'm going with this.

Alec Bass, Wallace Engineering, 3335 Teton Circle – As far as your question on the filling in of the lagoons, that did happen. Everything was remediated to acceptable levels to DEQ standards where there's no sludge issues. We do not have any groundwater issues in the geotechnical borings, so they're not holding water. On the old maps, yes, with USGS maps that were drawn whenever the lagoons were in existence, those were all shown as blue pond areas. They have been filled in. This one, particularly, is completely filled in, does not hold any water at all. There are a couple other ones further to the north that you do have a slight depressed area where it ponds about 6" of water in those for a while after it rains. Those are not part of this project; they're further north and will not have a groundwater effect on this facility. And did you have a question about detention pond?

Mr. Knotts – My question remains that, if they were lagoons and they were lined, if you pull the liner out, and even if you did, if you didn't pump them and take that material someplace to be treated, I don't think it can be treated in place. So it will percolate through the system.

Mr. Bass – Is there a particular drawing or site plan that you're referencing? Or is your concern with groundwater underneath the building, or contaminated?

Mr. Knotts – Right across the road is the water treatment plant. And we have wells. I don't know what the proximity to these detention ponds – I mean, that's what they were.

Mr. Bass – Well, they were sanitary sewer treatment lagoons. They did operate on the process of evaporation and sludge, then the sludge would be removed over time. When these were filled in, the sludge was hauled off-site.

Mr. Knotts – Okay. That was the answer to one of those questions. But if they were – if the ponds – and I think they should be ...

Mr. Bass – I would have to go back through the documentation to see if – given the age of them, I'm willing to bet they had a clay liner system in them. In our geotechnical borings, we did not identify groundwater issues with this particular site. And then with what we're doing for detention, we are putting that in the low-lying area to the west of the EOC area, so rather than

...

Mr. Knotts – Between the EOC area and the housing area?

Mr. Bass – No. Not the housing to the east. The pond will be to the west of the EOC. You can see the EOC site plan is there, with room for future building expansion further to the west. We intend to construct a detention pond in the low-lying area between the plateau of the EOC and then the existing lift station further to the west. Essentially, we'll build up a berm, have a weir structure, and the channel of that will be designed in accordance to meet the City of Norman's detention ordinance.

Mr. Knotts – But for storm water.

Mr. Bass – Correct. So the rate of storm water discharge will not exceed the historic. If we can make it work with extra volume ...

Mr. Knotts – Don't say if.

Mr. Bass – Well, we will make that part work. But what I was going to say is my understanding there are some drainage problems identified further downstream, so any pond, especially in an area like this, we're going to make it hold as much water as we can, so it may even exceed, but we'll have to see on that. Right now we know it complies with the ordinance.

3. Mr. Lewis – In regard to what Commissioner Knotts brought up, with this being a sewage retention pond is my understanding for Hall Park? It held sewage.

Mr. Bass – Historically, when Hall Park was developed back in – I can't remember if it was the early 60s – I'd have to brush up on my history there. This was the wastewater treatment facility for that development. It was a stand-alone town back then. There was a lot of separation between here and the population of Norman. When Hall Park was annexed into the City of Norman – late '99 – late 90s, early 2000s – lift stations were installed to take the ...

Mr. Lewis – I'm aware of the current history of it. But what you said in your statement, this was the wastewater treatment plant for the City of Hall Park.

Mr. Bass – Was. Historically, yes.

Mr. Lewis – Exactly. So sewage went into this retention pond that we just discussed with Commissioner Knotts.

Mr. Boeck – But he already said that it was all taken away.

Mr. Lewis – So none leached into the ground whatsoever? The reason for my question is because on Main Street at – I believe that was Porter – we had an old gas station and up went a Walgreens and a CVS and all of a sudden their tiles were coming loose and we were having issues from things rising from the ground. Are we going to have the same issue with this in a City complex – not in chemical needs – but I'm saying smells and those types of things. Has the ground been tested to make certain that when you build this complex with the parking lot it's not going to sink or settle, that we have good solid surface as well as we're not going to have anything raising from the dirt that no one expects.

Mr. Bass – We'll be making improvements to the soils that are out there, because, yes, the geotechnical investigation that we have does show that when this fill was placed, when they were filled in, it was not fully compacted to the standards that we would do if we knew that we were building this project. So for the building itself they will have to over-excavate and compact select fill, or stabilize clay underneath that building, which it will seal and help prevent anything from coming up. In our geotechnical borings, we did not identify any groundwater issues. We are also going to be making improvements to the soils underneath the parking lot to ensure that we do not have settlement or subgrade failures there.

Mr. Lewis – So a soil sample was taken and no contaminants are in place?

Mr. Bass – There are no known environmental concerns with the development.

Mr. Lewis – A soil sample was taken and there is no known environmental impacts. Was a soil sample taken?

Mr. Bass – Geotech – yes. It's been a long time since I read the Phase 1 on this one, but I know that the testing was done. I just don't know to what degree.

#### **AUDIENCE PARTICIPATION:**

1. Cindy Grantham, 2031 E. Robinson Street – I'm a Hall Park resident. I just want to point out to the Commission there is a small lake that is still active behind Wildwood Church and it's between the church and this new project. It's full of wildlife. There's a nature trail that goes behind Wildwood Church that is used by Hall Park residents. We're very concerned about noise and sound pollution and disruption of the habitat of lots of nice bird life, fish life, beavers, etc. That small lake often backs up over the nature trail, so it does have flooding issues down there. And the last thing we're concerned about is there's three other lakes in Hall Park. One of them, the Central Hall Park Lake – the one you see from Robinson Street – is basically dying at this point. It was built to 12 acres. Since the City of Norman put in a spillway and raised the dam on that

lake, they lowered the water level quite a bit and we've lost 5 acres since 2012 on that lake. It was built to 12 acres; we're down to 7 and it's dying very fast. We've been talking with City staff in the Stormwater Department, not getting any money dedicated to help us on that. One of the possibilities that we haven't proposed yet, but we've thought, is that that detention pond that's closer to this facility may be used for flood control. If you look at the breach maps for our pond, it runs straight to that facility and then crosses Robinson Street south and heads out southeast toward Lake Thunderbird. So one of the questions I have is will this project preclude any kind of upgrade to the existing detention lake that's near it that might take some of the pressure off the upstream lakes so we can raise those water levels there?

Ms. Hudson – Commissioners, that's a stormwater question. I made some notes here, so I'm happy to reach out to Stormwater, let them know that we had a citizen speak tonight, and see if we can get some additional information back to them.

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

1. Mr. Lewis – I have one question for the applicant in regard to the wildlife lake that Ms. Grantham just spoke about, and noting that there will be a generator – diesel or otherwise – at the EOC location. Will that be a muffled generator? There's a fire department across from my development and when they start the generator, which starts on a daily basis, it rattles my windows sometimes.

Mr. Hall – That's something I'd have to check into.

Mr. Lewis – Can we do that? If Ms. Grantham is concerned about the ducks and the wildlife and the fish, then certainly a generator that's rattling their habitat is not going to be conducive to keeping that lake healthy.

*Dave Boeck moved to recommend approval of Resolution No. R-1920-24, Ordinance No. O-1920-14, and PP-1920-3, the Preliminary Plat for CITY OF NORMAN – HALL PARK COMPLEX, to the City Council. Neil Robinson seconded the motion.*

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

YEAS	Neil Robinson, Chris Lewis, Tom Knotts, Dave Boeck, Lark Zink, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Erin Williford, Nouman Jan, Sandy Bahan

Ms. Tromble announced that the motion, to recommend approval of Resolution No. R-1920-24 and Ordinance No. O-1920-14 and PP-1920-3, the Preliminary Plat for CITY OF NORMAN – HALL PARK COMPLEX, to City Council, passed by a vote of 6-0.

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Item No. 9, being:

**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

Mr. Robinson – I have to offer that this is my last Planning Commission meeting. At some point in my life I'm actually going to retire and my wife and I are moving to Santa Fe, New Mexico. We have a guest room. It's not big enough for most of the people we've already said will come stay with us, but we'll work it out. We have a tent, too. I would like to say, over the years here in the City of Norman, and it's been 34 now, I think, I've really enjoyed living here. I've enjoyed working with the City staff – works very hard. With the Historic District Commission, with the Planning Commission. All my neighbors and friends, we're going to miss them very much. But it is a wonderful place to visit, so come on out. We'll find room. One of the ironies of this position is, we were looking at the brewery down on Campus Corner. I remember that when my children were small it was Dee's, and there was a little restaurant in the back there – a hamburger place that had little telephones. You'd sit in the booth and grab the telephone and order through the telephone. My son was just in heaven when he got to order on the phone. Dee's has been missed, but I think time marches on and the brewery should be a popular site in that location.

Mr. Lewis – We appreciate all that you've done for the City of Norman and you will be missed. But definitely enjoy your new digs.

Mr. Boeck – I guess we're to the point where we've hired an architect for the senior center. I'm not sure when the first public meeting is – I think it's during one of my classes this next week, so I won't be there. Anybody and everybody needs to come out to help plan and visualize a senior wellness center that will take us into the 21<sup>st</sup> and 22<sup>nd</sup> century.

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Item No. 10, being:

**ADJOURNMENT**

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:24 p.m.

  
Norman Planning Commission