

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 11, 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, and via video conference on the 11th day of February, 2021.

Notice and agenda of the meeting were 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
(via video conference)

Sandy Bahan
Lark Zink
Dave Boeck
Nouman Jan
Mark Daniels
Michael Jablonski
Erin Williford
Steven McDaniel
Erica Bird

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT
(in person, except as noted)

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney (video)
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
(video)

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Chair Bird welcomed Michael Jablonski to the Commission, and thanked Tom Knotts for his service.

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CONSENT DOCKET

Item No. 2, being:

TMP-162 -- APPROVAL OF THE JANUARY 14, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

Item No. 3, being:

COS-2021-8 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY OKLAHOMA WILDLIFE PROPERTIES (POLLARD & WHITED SURVEYING) FOR INDIAN HILLS RIDGE ESTATES FOR APPROXIMATELY 80.016 ACRES OF PROPERTY LOCATED ½ MILE NORTH OF INDIAN HILLS ROAD ON THE WEST SIDE OF 144TH AVENUE N.E.

Item No. 4, being:

PP-2021-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MONTEREY DEVELOPMENT COMPANY, L.L.C. (LEMKE LAND SURVEYING) FOR MONTEREY ADDITION FOR APPROXIMATELY 17.88 ACRES OF PROPERTY GENERALLY LOCATED ¼ MILE SOUTH OF CEDAR LANE ROAD AND 1/8 MILE EAST OF 12TH AVENUE S.E.

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. Erin Williford seconded the motion.

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

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

Ms. Tromble announced that the motion, to adopt the Consent Docket, passed by a vote of 8-0-1.

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Item No. 2, being:

TMP-162 -- APPROVAL OF THE JANUARY 14, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

The minutes of the January 14, 2021 Planning Commission regular session were approved as presented on the Consent Docket by a vote of 8-0-1.

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Item No. 3, being:

COS-2021-8 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY OKLAHOMA WILDLIFE PROPERTIES (POLLARD & WHITED SURVEYING) FOR INDIAN HILLS RIDGE ESTATES FOR APPROXIMATELY 80.016 ACRES OF PROPERTY LOCATED 1/2 MILE NORTH OF INDIAN HILLS ROAD ON THE WEST SIDE OF 144TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey – Indian Hills Ridge Estates
3. Staff Report

This item was recommended to City Council for approval on the Consent Docket by a vote of 8-0-1.

Item No. 4, being:

PP-2021-7 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY MONTEREY DEVELOPMENT COMPANY, L.L.C. (LEMKE LAND SURVEYING) FOR MONTEREY ADDITION FOR APPROXIMATELY 17.88 ACRES OF PROPERTY GENERALLY LOCATED 1/4 MILE SOUTH OF CEDAR LANE ROAD AND 1/8 MILE EAST OF 12TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat – MONTEREY ADDITION
3. Staff Report
4. Transportation Impacts
5. Pre-Development Summary

This item was recommended to City Council for approval on the Consent Docket by a vote of 8-0-1.

Item No. 5, being:

O-2021-30 – ALPHA CHI OMEGA HOUSING CORPORATION, PSI CHAPTER OF ALPHA CHI OMEGA REQUESTS SPECIAL USE FOR A FRATERNITY OR SORORITY HOUSE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 1115 COLLEGE AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Landscape Plan
5. Historic Impervious Area
6. Developed Impervious Area
7. Turn Study (Garbage Truck)
8. AXO Rev 1A
9. AXO Rev 2A
10. Pre-Development Study

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. She noted one error in the staff report; on page 5-3, under Site Plan, it states that the new building is proposed as a two-story structure; it should say three-story structure.

PRESENTATION BY THE APPLICANT:

1. Matt Siebert, Bockus Payne Architecture, representing the applicant – Ms. Hudson did a great job. I don't have anything to add to that. She and I have been working together the last couple weeks. One thing I would add, we had been working with staff for quite some time and did not understand that we needed to be on the Board of Adjustment instead of special use. We are a little bit out of order, but it wasn't intentional.

2. Mr. Boeck – What happened to the circle drive? All the other houses have circle drives. I'm not sure, never having been Greek, how that all works, but usually those driveways are set up so people can come pick up somebody or drop someone off, or if there's a bus coming to pick up the girls to go to a party somewhere. All of a sudden, there's no circle drive, and that seems to me to provide a blockage on the street if you have anything like that that happens.

Mr. Siebert – We have a straight shot through on the north side that they could easily pull a bus, and just like they're going to pull their deliveries in, and the same route that the garbage trucks will be taking, so they won't be blocking that west side. We actually – the parking spaces – we're required to have one per bed. We have 87 beds. So that's really kind of what gets us. So we removed the drive as a means by which to gain back some pervious area versus being impervious. But we do have the ability to pull a bus off of the street on the north side of the house, similar to the semi deliveries for the food and the trash truck, as I mentioned.

Mr. Boeck – That makes a lot of sense.

3. Mr. Jan – You said that there are 87 beds. What's the current occupancy of the building that's out there?

Mr. Siebert – The current house is approximately 70 beds.

Mr. Jan – So 17 more spots will need to be added. Is that right?

Mr. Siebert – That's one of the variances we're requesting. We've been able to get 77 on the site. It's very tight, and it's created a problem with some of the landscaping around the borders. We do have in place – the sorority is renting 10 spots from Kappa Sigma, which is to the west. They are currently doing that and plan to continue it. So that's the 10 spots that we're short.

4. Mr. Daniels – Regarding the impervious area, the max allowed is 65, so what will the percentage be as designed now?

Mr. Siebert – We're closer to 80. The house itself, there's an allowance up to 40% and we're at about 25 for the structure itself. We get to the 80 with the parking and the sidewalks that are on our property, and the other hardscape for the bicycle parking and just access around the site. The net increase from the historic to what we're proposing is just under 6,000 square feet of impervious area. We are doing detention up on the northeast corner of the parking lot so we don't impact the stormwater flow.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Williford – Commissioner Boeck, I was just going to pop up and mention to you, as an out-of-date former sorority girl, I think that circle drives are much less common than you think, and typically the buses just pull into the parking lot. I just wanted to mention that. And also, I think this looks like a great plan.

2. Mr. Boeck – Well, the newer houses have all built them. I just wasn't Greek, so I don't understand the Greek system. Thank you, Commissioner Williford, for filling me in.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-30 to City Council. Steven McDaniel seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-30 to City Council, passed by a vote of 8-0-1.

Item No. 6, being:

O-2021-31 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE), ARTICLE XI, SPECIFIC DISTRICT REGULATIONS, SECTION 429.3(10)(A) DIRECTING HISTORIC DISTRICT APPEALS TO THE BOARD OF ADJUSTMENT; AMENDING ARTICLE XIII, ADMINISTRATION, SECTIONS 441(3)(A) AND 441(6) TO INCLUDE HISTORIC DISTRICT COMMISSION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance No. O-2021-31 (Annotated)

PRESENTATION BY STAFF:

1. Beth Muckala reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Boeck – How does that change anything?
Ms. Muckala – Well, before they would not have gone to the Board of Adjustment at all. So, in this case, they won't be going to City Council at all anymore, because from the Board of Adjustment they go straight to District Court.
Mr. Boeck – What kind of elements – I've submitted to the Historic District Commission and had projects before them. What kind of elements would go forward to the Board of Adjustment? Or is it everything goes to the Board of Adjustment?
Ms. Muckala – Well, as written, any person aggrieved by a decision of the Historic District Commission, save postponements, would have the right of appeal to go to the Board of Adjustment, so it does send everything that way.
Mr. Boeck – Oh, so we're talking about like the Historic District Commission may say we want this kind of window, and the owner and his architect – hopefully he has an architect – would say, well, no, we want to use this kind of window. So that will go to the Board of Adjustment to be evaluated and made a decision on?
Ms. Muckala – Right. I think the Court's reasoning is that is a relaxation requested to the Zoning Ordinance overlay of the Historic District Commission, and therefore it should be treated similarly.
Mr. Boeck – That makes sense.
Ms. Muckala – I guess it makes sense. It changes everything.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McDaniel – I did go back and read the case. This started back in 2012, 2011, somewhere in there. It's a pretty interesting case. If you get tired and want to read something pretty boring or read something pretty informative, you can probably go ahead and pull that case up and read it.
2. Mr. Boeck – So are the Board of Adjustment going to get any training on historic preservation?
Ms. Muckala – Actually, I think that's a fair point. It's something we had discussed, is preparation. When things like this happen and new things go to new tribunals, we do tend to make sure that they're caught up on the new concepts they'll be seeing. And the Historic District Commission is very niche, so I think that's a fair point.
Mr. Boeck – Well, I've been at it, and I've also been in front of it and I've always criticized the fact that even the Historic District Commissioners seem to want to be designers. I understand there's Historic District ordinances that come from the National Park Service, but that's always been one of my pet peeves is that there just needs to be more discussion, and hopefully the allowance to go to the Board of Adjustment will help that.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-31 to City Council. Erin Williford seconded the motion.

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-31 to City Council, passed by a vote of 8-0-1.

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Item No. 7, being:

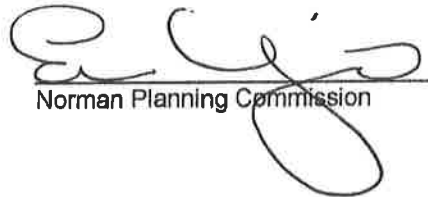
MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Mr. Boeck – Welcome, Michael. You're amongst a good group of smart, individuals.
Mr. Jablonski – Thanks. It's good to be here. I look forward to working with everyone and learning from your experience.
Mr. Boeck – Do you want to tell us about yourself? I don't know anything about you.
Mr. Jablonski – I'll put my shyness aside. I've got a young family, several kids – four kids. My wife and I both work for the University. We've been here almost 13 years. I thought it was going to be temporary, and then, you know, life is exciting. I've done a little bit of service in the community for the public schools and other community groups. I'm excited to get to serve the City.
Mr. Boeck – What department are you in?
Mr. Jablonski – Mathematics. I've been doing it long enough to realize I don't know very much mathematics.

Item No. 8, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:57 p.m.



Norman Planning Commission

