

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 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 March, 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
Michael Jablonski
Erin Williford
Steven McDaniel
Erica Bird

MEMBERS ABSENT

Mark Daniels

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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CONSENT DOCKET

Item No. 2, being:

TMP-163 -- APPROVAL OF THE FEBRUARY 11, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

Item No. 3, being:

COS-2021-9 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED DIANE BROWN (GREG SKINNER, PLS) FOR MCDANIEL MEADOWS FOR APPROXIMATELY 16.59 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE APPROXIMATELY ½ MILE NORTH OF FRANKLIN ROAD.

Item No. 4, being:

COS-2021-10 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY VICKI AND PAUL MAENZA (MARK DEAL & ASSOCIATES) FOR MAENZA FARM, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 32 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE S.E.

Item No. 5, being:

COS-2021-11 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BRANDON STEPHENS (MACBAX LAND SURVEYING, PLLC) FOR HERITAGE INFINITY, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 59.564 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CEDAR LANE ROAD AND ¼ MILE EAST OF 132ND AVENUE S.E.

Item No. 6, being:

PP-2021-8 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY STORAGE OKLAHOMA, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 4.1539 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E.

Item No. 7, being:

PP-2021-9 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ASH INVESTMENTS, L.L.C. AND FARZANEH DEVELOPMENT, L.L.L.P. (CRAFTON TULL) FOR TURTLE CROSSING FOR APPROXIMATELY 17.84 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF EAST LINDSEY STREET APPROXIMATELY ½ MILE EAST OF 24TH 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. 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, Michael Jablonski, Erin Williford, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	Mark Daniels

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

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Item No. 2, being:

TMP-162 -- APPROVAL OF THE FEBRUARY 11, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

The minutes of the February 11, 2021 Planning Commission regular session were approved as presented on the Consent Docket by a vote of 8-0.

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Item No. 3, being:

COS-2021-9 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED DIANE BROWN (GREG SKINNER, PLS) FOR MCDANIEL MEADOWS FOR APPROXIMATELY 16.59 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE APPROXIMATELY 1/2 MILE NORTH OF FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

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

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

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Item No. 4, being:

COS-2021-10 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY VICKI AND PAUL MAENZA (MARK DEAL & ASSOCIATES) FOR MAENZA FARM, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 32 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD APPROXIMATELY ¼ MILE EAST OF 36TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance in private road width

This item was recommended to City Council for approval on the Consent Docket by a vote of 8-0, with a Variance to the width of the private road.

Item No. 5, being:

COS-2021-11 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BRANDON STEPHENS (MACBAX LAND SURVEYING, PLLC) FOR HERITAGE INFINITY, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 59.564 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CEDAR LANE ROAD AND ¼ MILE EAST OF 132ND AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance in private road width

This item was recommended to City Council for approval on the Consent Docket by a vote of 8-0, with a Variance to the width of the private road.

Item No. 6, being:

PP-2021-8 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY STORAGE OKLAHOMA, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 4.1539 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Predevelopment Summary

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

Item No. 7, being:

PP-2021-9 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ASH INVESTMENTS, L.L.C. AND FARZANEH DEVELOPMENT, L.L.L.P. (CRAFTON TULL) FOR TURTLE CROSSING FOR APPROXIMATELY 17.84 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF EAST LINDSEY STREET APPROXIMATELY 1/2 MILE EAST OF 24TH AVENUE S.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Revised Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Development Map
6. Predevelopment Summary

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

Item No. 8, being:

O-2021-32 – HIGHWAY NINE LAND CO., L.L.C. AND BELLATONA DEVELOPMENT, L.L.C. REQUEST CLOSURE OF EXISTING 33' STATUTORY RIGHT-OF-WAY OF 36TH AVENUE S.E. BEGINNING ON THE NORTH SIDE OF WOOD VALLEY ROAD AND EXTENDING NORTH FOR APPROXIMATELY 3,437.23' (SLIGHTLY LESS THAN ¾ MILE).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request for Vacation and Closure with attachments

PRESENTATION BY STAFF:

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes. In 1985 City Council declared this section of the right-of-way as a closed section for building permit purposes. Then in 2003 the preliminary plat for Summit Valley was approved without the use of the statutory right-of-way; 36th Avenue was not to be constructed. When Bellatona was preliminary platted, they used somewhat the same design, and again 36th Avenue was not part of any construction for public roads. With the Comprehensive Transportation Plan this section of road is not a part of that plan.
2. Ms. Bird – If we could just get clarification that the west 33' of the right-of-way will still be there, and it's only the east 33' of that right-of-way that is being closed?
Mr. Danner – That is correct.
3. Mr. Boeck – I guess my question is, I look at that 36th Avenue – 48th is complete, 60th, 72nd – they're all complete -- 24th. Don't these roads also provide access for fire trucks and things like that? It just seems weird that this street doesn't go through and won't go through. I'd like to know the reasoning.
Mr. Danner – Part of it is the terrain – the contours. Through the Bellatona development there will be access at some point in time to Lindsey Street through the development. But the section line road was not a position to be constructed.
4. Mr. Jablonski – Once that road is connected up to Lindsey, is it basically going to be a new 36th Avenue, or is it going to be a small neighborhood street?
Mr. Danner – It's a neighborhood street; it's for the neighborhood.
5. Mr. Boeck – Will it be a gated community?
Mr. Danner – No.
6. Mr. Jan – I think I totally support what David has said. There is going to be a new hospital constructed not too far from this location – the new Norman Regional. If this could be perhaps upgraded to a proper street, instead of just a neighborhood road, that would be really helpful in the future. This is just a comment.
Mr. Danner – As I've indicated, City Council in the past has already for all purposes, with the approval of the preliminary plats, declared that this is not going to go through.
7. Ms. Bird – For context, can we just clarify. I believe 66' of right-of-way would be four lanes of traffic – two lanes in one way and two lanes the other. So 33', that would still be remaining as an available right-of-way on the west side, would allow one lane of traffic on each direction moving, is that correct, should the plans change in the future?
Mr. Danner – As far as the west side, a portion of that, I anticipate, will be vacated with Summit Valley whenever they come forward with final platting.
8. Mr. Boeck – You've got Lindsey Street. You've got Highway 9. You've got all these other streets. That new health facility sits at the corner of Highway 9 and 24th. There's plenty of access to it. I guess I don't see the harm in this, or any potential problem. It's just I don't understand it.

9. Ms. Bird – Is there a preliminary plat? It looks like that is agricultural zoning on there, and I believe those are larger residential lots that are over there with single family homes on them along the west side of that statutory right-of-way. So is that being considered for a preliminary plat for vacation that you're already aware that just hasn't come forward yet?

Mr. Danner – No, it would be the continuation of Summit Valley. The northern portion are large 10-acre tracts and 5-acre tracts, and the south portion of 36th there are two houses that are on the west side of 36th that there would be no vacation of the right-of-way because that's their access point.

Ms. Bird – I guess my question, then, is the Summit Lakes – can you show me where that Summit Lakes would end? Is that within that R-1 zoning that we're looking at here, or is that within that green A-2 zoning along the west?

Mr. Danner – It's within the R-1. And you could be correct in regards to the A-2 is abutting that section line road. So I stand corrected on that.

PRESENTATION BY THE APPLICANT:

1. Gunner Joyce, Rieger Law Group, representing the applicant (via video) – I have a couple images that I can share, but really we were just here tonight to answer some questions that you might have. Obviously, you have brought up a few, and Ken accurately described the request here. Here's the approved preliminary plat for this neighborhood. What we're talking about tonight is in gray down here, running through mostly the back yard of some of these approved homes. Part of our request, we initially asked to vacate all the way up to the north of this Bellatona development. Working with staff, we've matched up the legal description to be vacated with the resolution that City Council passed back in, I believe, 2015. It was R-1516-94, that Ken already referenced, in which City Council declared this closed and not available for public access. That's really the intent of this request, is to clear up basically the title issue. The City has already declared multiple times that there is no plan to develop this road, that it is not even included in the Comprehensive Transportation Plan for the City. The City Council has made multiple actions showing that they have no intent to develop this out. That's really the request here, is to clean it up from the preliminary plat. After this, it would go into the District Court action; so first off, through the City process. After this we file in District Court and provide notice again to all the surrounding property owners, and then to all the franchise utility holders. There are no utilities in this right-of-way – no City utilities. We're not aware of any other ones, but if there were that would come up through the District Court action as well. Happy to take any additional questions.

2. Mr. Boeck – I only have one comment, and Sean Rieger, as an architect, ought to know this: north is always up on any drawing, and this is a bad drawing because you've got north off to the right, I guess. It should be consistent with all the other maps that we were shown. You're trying to confuse us and I want to just clarify that.

Mr. Joyce – Commissioner Boeck, I didn't put this one together. It's the first thing Sean said when he saw this. Just so you're aware, he's on the same page you are.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Jablonski – Just thinking about how the shape of Norman is changing, and has changed on that side of town – that's the side of town I live on – in the past ten years, it has changed quite a bit. It's hard to project out 20 years into the future and what the needs might be. Like Commissioner Boeck said, 24th, 48th and these other roads do connect all the way down. I'm a little worried that it might be short-sighted to cut off any future options. I mean, we could always close the road in a few more years, but if this is done then you can't reopen the possibility.

2. Ms. Bird – I plan to vote yes on this. My reasoning for that was specifically because 33' were still being maintained. So in the same concept, if something changed in the future, a two-lane, which is consistent with what we've seen previously in some of that more rural area, servicing some of those larger land plots, would still be available. Also, two lanes of traffic would be more appropriate backing up to an addition like this. I think that some of the other larger plots of land out there might appreciate a little bit less traffic. So even if there was a plan in the future for that connecting on there, I think a two-lane is probably, at this point, better served for that area. Of course, we don't know what things will look like in 20 years. I would be in support of allowing approximately 45 houses that are now being able to be built, which is not to say that a different design couldn't have possibly fit those houses in. But seeing a pretty significant housing shortage right now, as of February MLS statistics, there was 0.7 months available of houses for purchase. We're specifically seeing more and more shortage of houses under \$300,000 and in an economically feasible area. So I would like to see more houses in Norman to serve the market that is desperately needing them for buyers, and very in favor of seeing 45 houses go in and still preserving 33' on the other side of that right-of-way.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-32 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, Erin Williford, Steven McDaniel, Erica Bird
NAYES	Michael Jablonski
MEMBERS ABSENT	Mark Daniels

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-32 to City Council, passed by a vote of 7-1.

Item No. 9a, being:

R-2021-95 – JONATHAN HUNNELL REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 0.1 ACRE OF PROPERTY LOCATED AT 309 SOUTH PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Predevelopment Summary

Item No. 9b, being:

O-2021-33 – JONATHAN HUNNELL REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, FOR APPROXIMATELY 0.1 ACRE OF PROPERTY LOCATED AT 309 SOUTH PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Predevelopment Summary

Ms. Bird announced that she has a conflict on Items 9a and 9b, and left the meeting. Mr. McDaniel chaired this portion of the meeting.

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jan – What is this building currently used for?
Ms. Hudson – Currently – I believe there have been a couple different office uses in there. When I took some pictures, it looked like there was a drafting office – an architect's office, or something like that that was there right now.
Mr. Boeck – It was an architect's office.
Ms. Hudson – Thanks, Dave. I thought that's what I saw on the sign.

APPLICANT PRESENTATION:

1. Jon Hunnell, the applicant (via video) – Thank you for having us. My brother, Mark Hunnell, is my business partner. Just to show you really quick a little bit about Levity Breakfast House, as we mentioned – and thank you for showing those pictures – located at 309 S. Peters. There's a picture of the house there. Just a little bit about what we want to do – this has been a family dream since our childhood, so from family classics to newfound loves, this café will celebrate our Portland roots. Grew up in Portland, Oregon, but really highlighting our Norman flavor, since we've lived here for the last decade. Just fun pictures of when we actually got started – this is my brother and I, my mom – currently also works with us baking – and just some pictures of my brother and his wife and my family. We are bringing really over 40 years of café experience to Norman. Excited, both from a coffee and bakery and lunch and breakfast spot – excited to bring that in. As I kind of mentioned, this is a great location, with the historic Miller District to the south, the café spot is uniquely situated to offer a neighborhood café and meeting spot. It also will offer a great breakfast and lunch option for neighboring businesses. Great walkability, as highlighted, and it really aligns with the community goals and what Norman is trying to do in this area. We're excited to preserve a 100 year old house and a piece of Norman history. A little bit about the house – as you see there, I did have a couple shots of what it looks like inside. It is an architecture firm. It's been, I think, a law office and architecture firm over the last few years. But the inside is beautiful, great light, great windows, great wood floors. So we want to maintain that while updating, obviously, to add a kitchen, but keeping the house as it looks, because it's in incredible shape. So kind of mentioned we would have to put in a ramp

and landing pad right there where you see where the door is, just to make it ADA code approved, and then some patio seating to the north, right now which is a driveway which would have to go away. So why Levity Breakfast House? We're ready to expand after running a successful scone and coffee business for the last couple years here in the area. We want to create a neighborhood café that enhances the community, create meaningful employment is one of the things that is really important to me. Really it's an issue in America, but especially even in Oklahoma – creating jobs that benefit people, which obviously benefits the community and benefits everyone that comes in. But we're very excited about that, and continuing to expand that. We want to feature the foods we've love since our childhood, and we're excited to preserve a 100 year old home and open it to the public. So those are our goals.

2. Mr. Boeck – I've got a question. So where has your coffee shop/bakery been?

Mr. Hunnell – I do wholesale right now and catering. Not as much catering over the last year, but wholesale to different coffee shops in the area – Oklahoma City, Edmond, Norman. I bake out of a kitchen in Oklahoma City – a commissary there.

Mr. Boeck – You bake for who?

Mr. Hunnell – Different coffee shops, different places, and then do some also for events or things like that.

Mr. Boeck – Are you going to have caramel pecan rolls?

Mr. Hunnell – No. Definitely can. I do a caramel pecan scone. Currently I have 75 flavors of scones. So there is a caramel pecan scone that uses some of the local pecan trees here.

Mr. Boeck – That's close.

3. Ms. Williford – I think this is a fantastic idea. I plan to support it. I really enjoy seeing residential homes, that some people would tear down, turned into businesses. I think it's fantastic. I think of Tulips on Campus Corner. I think it's great usage. It makes me excited. I also am just really excited to see a business open after a year that has been so troubling for so many businesses. I congratulate you. This is really, really great, and I hope everyone votes to support it.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to recommend adoption of Resolution No. R-2021-95 and Ordinance No. O-2021-33 to City Council. Nouman Jan 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, Michael Jablonski, Erin Williford, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Mark Daniels
RECUSED	Erica Bird

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2021-95 and Ordinance No. O-2021-33 to City Council, passed by a vote of 7-0.

Ms. Bird was admitted back into the meeting.

* * *

Item No. 10, being:

O-2021-35 – JOE WILSON REQUESTS SPECIAL USE FOR A MEDICAL MARIJUANA DISPENSARY FOR PROPERTY CURRENTLY ZONED I-1, LIGHT INDUSTRIAL DISTRICT, FOR APPROXIMATELY 1,248 SQUARE FEET OF THE PROPERTY LOCATED AT 3001 36TH AVENUE N.W.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. Aerial Photo
5. Predevelopment Summary

PRESENTATION BY STAFF:

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Joe Wilson, the applicant (via video) – We don't have a presentation, but we are here to answer any questions that anybody may have.
2. Mr. Jan – Do you have any other businesses similar to that in the City or anywhere else?
Mr. Wilson – We do. I currently own Green Buffalo here in Norman, and we have three locations. We don't have any outside of Norman. This would be our fourth location in Norman.
Mr. Jan – Fourth location in Norman. Okay.
3. Mr. Jan – I have a question for the City. I'm always concerned about the number of dispensaries that we are giving license to or approving. Do you know the current count by any chance?
Ms. Hudson – I'm sorry, I don't. Those are licensed through the City Clerk's office. I could get that number for you, but I don't have it on hand tonight. I'm sorry.
Mr. Jan – Okay. No problem. Thanks.
4. Ms. Bird – Are you only going to use a portion of the building, it looks like? Is that correct?
Mr. Wilson – Yes, ma'am. We're just going to use the northwest portion – northwest 1,200 square feet for the dispensary.
Ms. Bird – Is the rest of the building currently leased, or is there an intent for lease?
Mr. Wilson – It is. The rest of the building is currently leased and we operate a processing and grow license out of that facility.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – You asked about the numbers -- it amazes me how many we have and how many we still have, because I just assumed that a lot of them were going to go out of business because we had so many, but apparently Oklahoma is allowing them to be very successful.

Steven McDaniel moved to recommend adoption of Ordinance No. O-2021-35 to City Council. Dave Boeck seconded the motion.

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

YEAS

NAYES

MEMBERS ABSENT

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-35 to City Council, passed by a vote of 7-1.

Item No. 11, being:

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Mr. Boeck – As far as the visitability ordinance – where are we in terms of getting that out of City staff and to the City Council?

Ms. Hudson – Well, we actually have a draft from the document that was submitted to staff from the previous Council member. We are cleaning it up and looking at how we can implement some of the credits that Council wanted to have with the changes that a builder would make on a property. As I understand it, probably first of April maybe that we might be on one of the Council Committees. I can't promise that, because that's up to the City Clerk to get those assigned, and there might be other things that get assigned. But we're working on it actively. Our Development Services Manager is working on it.

2. Mr. Boeck – It's always good to see other people show up for a meeting just to show up for a meeting. That's one of the things that you can see in Zoom is seeing people that are here that are just here. So thank you for coming.

Ms. Bird – I second that. I appreciate the availability that the Zoom meeting provides to let more people participate than if it was just on U-Tube, where it's one-directional conversation.

Item No. 12, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:16 p.m.


Norman Planning Commission