

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 14, 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, on the 14th day of October, 2021.

Notice and agenda of the meeting was 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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ROLL CALL

MEMBERS PRESENT

Erin Williford
Steven McDaniel
Erica Bird
Dave Boeck
Sandy Bahan
Michael Jablonski

MEMBERS ABSENT

Nouman Jan
Lark Zink

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Todd McLellan, Development Engineer
Heather Poole, Asst. City Attorney
Jami Short, Traffic Engineer

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CONSENT DOCKET

Item No. 1, being:

APPROVAL OF THE SEPTEMBER 9, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES

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

The motion, to adopt the Consent Docket, passed by a vote of 6-0.

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Item No. 2, being:

R-2122-31 – SOONER TRADITIONS, L.L.C. AND HUNTER MILLER FAMILY, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION AND LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR 1.33 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF S. BERRY ROAD AND W. LINDSEY STREET (1027 & 1035 S. BERRY ROAD).

ITEMS SUBMITTED FOR THE RECORD:

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

and

Item No. 3, being:

O-2122-15 – SOONER TRADITIONS, L.L.C. AND HUNTER MILLER FAMILY, L.L.C. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND CO, SUBURBAN OFFICE COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 1.33 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF S. BERRY ROAD AND W. LINDSEY STREET (1027 & 1035 S. BERRY ROAD).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-D
4. Transportation Impacts
5. Revised Traffic Impact Analysis
6. Pre-Development Summary
7. Protest & Support Map – October 6, 2021
8. Protests & Supports received by October 6, 2021

PRESENTATION BY STAFF:

1. Ms. Lora Hoggatt presented the staff report. Protest letters were received on this item, which represented 12.5% of the notification area. Support letters were received which represented 17.8% of the notification area.

PRESENTATION BY THE APPLICANT:

1. Mr. Sean Rieger, Rieger Law Group, representing the applicant

AUDIENCE PARTICIPATION:

1. Mr. Jim Akey, 819 Carey Drive, spoke in opposition
2. Mr. David Nehrenz, 902 Carey Drive, spoke in opposition
3. Ms. Roxana Meyer, 1202 W. Brooks Street, spoke in opposition
4. Ms. Michelle Nehrenz, 906 Carey Drive, spoke in opposition
5. Ms. Gabrielle Mandeville, 905 Carey Drive, spoke in opposition
6. Mr. Dan Mains, 1128 W. Brooks Street, spoke in opposition
7. Ms. Lara Souza, 823 Carey Drive, spoke in opposition
8. Mr. Dennis Yarbro, 803 S. Berry Road, spoke in opposition
9. Ms. Susan Meyer, 808 Carey Drive, spoke in opposition
10. Mr. Steve Maple, 951 S. Berry Road, spoke in opposition
11. Mr. Kevin Connywerdy, 1132 W. Brooks Street, spoke in opposition
12. Ms. Nolita Morgan, 1027 Madison Street, spoke in opposition

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Chair Erica Bird made comments
2. Commissioner Michael Jablonski made comments
3. Mr. Sean Rieger responded to a question
4. Commissioner Erin Williford made comments

5. Commissioner Dave Boeck made comments
6. Chair Erica Bird made comments

Michael Jablonski moved to recommend adoption of Resolution No. R-2122-31 and Ordinance No. O-2122-15 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	Erin Williford, Steven McDaniel, Erica Bird, Dave Boeck, Michael Jablonski
NAYES	Sandy Bahan
MEMBERS ABSENT	Nouman Jan, Lark Zink

The motion, to recommend adoption of Ordinance No. O-2122-14 and PP-2122-5 to City Council, passed by a vote of 5-1.

Item No. 4, being:

O-2122-21 – JOHNSON & ASSOCIATES, ON BEHALF OF UNIVERSITY NORTH PARK, REQUESTS AMENDMENT OF THE EXISTING PUD, PLANNED UNIT DEVELOPMENT (O-1415-45), TO AMEND THE ALLOWABLE USES FOR APPROXIMATELY 1.37 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF 24TH AVENUE N.W. SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to postpone Ordinance No. O-2122-21 to the November 18, 2021 Planning Commission meeting. Dave Boeck seconded the motion.

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

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

The motion, to postpone Ordinance No. O-2122-21 to the November 18, 2021 Planning Commission meeting, passed by a vote of 6-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Ms. Roné Tromble noted that the November Planning Commission meeting will be held on the third Thursday, November 18, because the regular second Thursday is Veteran's Day.

Commissioner Boeck said he was hoping the two developers on this corner could create a unified development on that corner.

Commissioner Williford – I have a quick thought. When things are rezoned through us, and then City Council approves them, and then the plans change – I wish that there was a way that we could amend the rules so that it has to come back all the way through Planning and City Council. The apartment complex I referenced was approved through Planning Commission and City Council as a two-story, and it is a gigantic three-story that looms over Cascade. I think that it was a bait and switch, and I think that should not happen. So if there's a way that it could be looked at and somehow changes – we can't do that, but if there is a way to change that, I think it would be better for Norman.

Commissioner Jablonski – I agree. This is one of the nice things about a SPUD – it locks in what's going to happen. So this thing we just voted on, it's going to be one story tall and that's fixed. It's not going to change. To your point, if it were C-1, then they could show us really pretty pictures.

Commissioner Boeck – Now I've seen PUDs change over time. Once a PUD happens, and then all of a sudden something comes back because they couldn't lease it out, then they come back to change the PUD. So the old adage, once you let something happen it's going to cascade on down the road. Unfortunately, we let that happen more than it should happen.

Commissioner Bird – That may be something that staff can help us with in the presentations, is when there's been changes to those PUDs, maybe make sure to – you may already do this – just highlight those changes. This project that we voted on actually had a change from the Pre-Development meeting that I was able to ask the developer about, but it's only because I went and I looked at that Pre-Development meeting and the applicant isn't necessarily going to always point those out. So any of those changes are very helpful for us to be aware of, because that may not have been something the audience had a comment to make. But sometimes the comments from these Planning Commission meetings are taken in to make adjustment – and the Norman Regional – the Highway 9 hospital is a great example of that. They continue to change and to, what I would venture to say, improve based on the comments they had from there. So I'd like to still be able to see PUDs be able to be changed, but I think it should be very clear for the next person voting on it what changed so that they can ask why.

Commissioner Boeck – If we set this up so that each City Council person had a ward person on the Planning Commission, there might be more discussion between Planning Commissioners and City Council people to allow that dialogue to happen. I've always had a problem with how little dialogue we, as Planning Commissioners, have with City Council.

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ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 8:02 p.m.


Norman Planning Commission