

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

NOVEMBER 18, 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 18th day of November, 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
Kevan Parker
Steven McDaniel
Erica Bird
Sandy Bahan
Michael Jablonski

MEMBERS ABSENT

Nouman Jan
Lark Zink
Dave Boeck

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Logan Hubble, Planner I
Roné Tromble, Recording Secretary
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
Beth Muckala, Asst. City Attorney
Jami Short, Traffic 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 OCTOBER 14, 2021 REGULAR PLANNING COMMISSION MEETING.

Item No. 2, being:

PP-2122-3 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT SUBMITTED BY UNITED PENTECOSTAL CHURCH OF NORMAN (MACBAX LAND SURVEYING, PLLC) FOR APOSTOLIC WORSHIP CENTER FOR 4.98 ACRES OF PROPERTY LOCATED AT 3221 N. PORTER AVENUE.

Item No. 3, being:

SFP-2122-4 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2122-4, A SHORT FORM PLAT SUBMITTED BY 410 24TH AVENUE PROPERTIES, L.L.C. (GOLDEN LAND SURVEYING) FOR POWELL ADDITION FOR 0.5588 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 24TH AVENUE S.W. APPROXIMATELY 1/3 MILE SOUTH OF W. MAIN STREET.

Item No. 4, being:

COS-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6 SUBMITTED BY BRENT AND KATIE DAVIS (WALLACE DESIGN COLLECTIVE) FOR FOUR D ACRES, WITH A VARIANCE TO THE 10 ACRE MINIMUM SIZE REQUIREMENT, FOR APPROXIMATELY 9.86 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. ROBINSON STREET APPROXIMATELY 1/2 MILE EAST OF 48TH AVENUE N.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. Commissioner Jablonski asked to remove Item 3, the Short Form Plat for POWELL ADDITION. She asked if any member of the public wished to remove any item. There being none, she asked for a motion.

Sandy Bahan moved to amend the Consent Docket by removing Item 3, SFP-2122-4 for POWELL ADDITION, and approve the amended 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 | Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, Sandy Bahan, Michael Jablonski |
| NAYES | None |
| MEMBERS ABSENT | Nouman Jan, Lark Zink, Dave Boeck |

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

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CONSENT DOCKET

Item No. 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE OCTOBER 14, 2021 REGULAR PLANNING COMMISSION MEETING.

The minutes of the October 14, 2021 Regular Planning Commission meeting were adopted as presented on the Consent Docket by a vote of 6-0.

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Item No. 2, being:

PP-2122-3 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT SUBMITTED BY UNITED PENTECOSTAL CHURCH OF NORMAN (MACBAX LAND SURVEYING, PLLC) FOR APOSTOLIC WORSHIP CENTER FOR 4.98 ACRES OF PROPERTY LOCATED AT 3221 N. PORTER AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Action

This item was approved on the Consent Docket by a vote of 6-0.

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Item No. 4, being:

COS-2122-6 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN RURAL CERTIFICATE OF SURVEY COS-2122-6 SUBMITTED BY BRENT AND KATIE DAVIS (WALLACE DESIGN COLLECTIVE) FOR FOUR D ACRES, WITH A VARIANCE TO THE 10 ACRE MINIMUM SIZE REQUIREMENT, FOR APPROXIMATELY 9.86 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF E. ROBINSON STREET APPROXIMATELY ½ MILE EAST OF 48TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey
3. Staff Report
4. Variance Request
5. Plot Plan
6. Greenbelt Commission Action

This item was approved on the Consent Docket by a vote of 6-0.

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NON-CONSENT ITEMS

Item No. 3, being:

SFP-2122-4 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2122-4, A SHORT FORM PLAT SUBMITTED BY 410 24TH AVENUE PROPERTIES, L.L.C. (GOLDEN LAND SURVEYING) FOR POWELL ADDITION FOR 0.5588 ACRES OF PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF 24TH AVENUE S.W. APPROXIMATELY 1/3 MILE SOUTH OF W. MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Short Form Plat
3. Staff Report
4. Site Plan

PRESENTATION BY STAFF:

1. Mr. Ken Danner presented the staff report.
2. Commissioner Jablonski asked questions.

PRESENTATION BY THE APPLICANT:

1. Brad Worster, representing 410 24th Avenue Properties, was available to answer questions.
2. Commissioner Jablonski commented

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to approve SFP-2122-4, the Short Form Plat for POWELL ADDITION. Erin Williford seconded the motion.

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

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|----------------|--|
| YEAS | Erin Williford, Kevan Parker, Steven McDaniel, Erica Bird, |
| NAYES | Sandy Bahan, Michael Jablonski |
| MEMBERS ABSENT | Nouman Jan, Dave Boeck, Lark Zink |

The motion, to approve SFP-2122-4, passed by a vote of 4-2.

Item No. 5, being:

O-2122-21 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-21 FOR JOHNSON & ASSOCIATES, ON BEHALF OF UNIVERSITY NORTH PARK, REQUESTS AMENDMENT OF THE EXISTING PUD, PLANNED UNIT DEVELOPMENT (O-1415-45), FOR PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF 24TH AVENUE N.W. SOUTH OF W. TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Transportation Impacts
4. Amended and Restated University North Park PUD Development Plan, dated October 2021, with Exhibits A-M

PRESENTATION BY STAFF:

1. Ms. Jane Hudson presented the staff report.

PRESENTATION BY THE APPLICANT:

The applicant's representative was in attendance, but did not make a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Ordinance No. O-2122-21 to City Council. Erin Williford seconded the motion.

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

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

The motion, to recommend adoption of Ordinance No. O-2122-21 to City Council, passed by a vote of 6-0.

Item No. 6, being:

O-2122-24 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-24 FOR WH NORMANDY CREEK, L.P. REQUESTS SPECIAL USE FOR A BAR, LOUNGE OR TAVERN FOR PROPERTY LOCATED AT 2224 W. MAIN STREET, SUITE 2262.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Mr. Logan Hubble presented the staff report.

PRESENTATION BY THE APPLICANT:

1. Mr. David Hartnack, representing the applicant, presented the project.
2. Commissioner Parker asked questions.
3. Commissioner Bird made comments.
4. Commissioner McDaniel asked questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to recommend adoption of Ordinance No. O-2122-24 to City Council. Sandy Bahan seconded the motion.

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

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

The motion, to recommend adoption of Ordinance No. O-2122-24 to City Council, passed by a vote of 6-0.

Item No. 7, being:

O-2122-25 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE No. O-2122-25, AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 429.1, SUB-SECTION 4, OF THE ZONING ORDINANCE TITLED FLOOD HAZARD DISTRICT LAND USES TO REQUIRE THAT CERTAIN FEATURES OF AND EQUIPMENT SERVICING NEW OR SUBSTANTIALLY IMPROVED STRUCTURES IN THE FLOODPLAIN, AS FURTHER SET FORTH IN THE ORDINANCE, BE ELEVATED A MINIMUM OF 2 FEET ABOVE THE BASE FLOOD ELEVATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Annotated Ordinance No. O-2122-25

PRESENTATION BY STAFF:

1. Mr. Todd McLellan presented the staff report.
2. Commissioner Bird asked questions.
3. Commissioner Parker asked questions.
4. Commissioner Williford asked questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Erin Williford moved to recommend adoption of Ordinance No. O-2122-25 to City Council. Kevan Parker seconded the motion.

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

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

The motion, to recommend adoption of Ordinance No. O-2122-25 to City Council, passed by a vote of 6-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

None

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:02 p.m.


Norman Planning Commission