

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

JANUARY 13, 2022

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D, Building A of the Norman Municipal Building, 201 West Gray Street, on the 13th day of January, 2022.

Notice and agenda of the meeting were 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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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Dave Boeck
Kevan Parker
Michael Jablonski
Steven McDaniel
Erica Bird

MEMBERS ABSENT

Erin Williford

A quorum was present.

STAFF MEMBERS PRESENT

Lora Hoggatt, Planning Services Manager
Colton Wayman, Planner I
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Heather Poole, Asst. City Attorney
Todd McLellan, Development Engineer
Jami Short, Traffic Engineer

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Item No. 1, being:

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2022

Michael Jablonski nominated Erica Bird for the position of Chair, Steven McDaniel for the position of Vice Chair, and Dave Boeck for the position of Secretary for 2022. Kevan Parker seconded the nomination.

There being no further nominations, a vote was taken with the following result:

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

Ms. Tromble announced that Commissioner Bird was elected Chair, Commissioner McDaniel was elected Vice Chair, and Commissioner Boeck was elected Secretary for 2022 by a vote of 6-0.

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CONSENT DOCKET

Item No. 2, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE DECEMBER 9, 2021 REGULAR PLANNING COMMISSION MEETING.

Item No. 3, being:

COS-2122-8 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JACOB AND DANA BRADFORD (POLLARD & WHITED SURVEYING, INC.) FOR BRADFORD HILLS ESTATES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH, FOR 39.9757 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF STELLA ROAD AND 1/2 MILE WEST OF 144TH AVENUE N.E.

Item No. 4, being:

COS-2122-9 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, L.L.C. (ANCHOR ENGINEERING) FOR OAK HILL RANCH FOR 79.06 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 108TH AVENUE S.E. AND ETOWAH ROAD.

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.

Sandy Bahan moved to approve the Consent Docket as presented. Dave Boeck seconded the motion.

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

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

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

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Item No. 2, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE
DECEMBER 9, 2021 REGULAR PLANNING COMMISSION MEETING.**

The minutes of the December 9, 2021 Planning Commission Regular Session were approved as presented on the Consent Docket by a vote of 6-0.

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Item No. 3, being:

COS-2122-8 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY JACOB AND DANA BRADFORD (POLLARD & WHITED SURVEYING, INC.) FOR BRADFORD HILLS ESTATES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH, FOR 39.9757 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF STELLA ROAD AND 1/2 MILE WEST OF 144TH AVENUE N.E.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey – BRADFORD HILLS ESTATES
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 6-0.

Item No. 4, being:

COS-2122-9 – CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY T-PLUS, L.L.C. (ANCHOR ENGINEERING) FOR OAK HILL RANCH FOR 79.06 ACRES OF PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF 108TH AVENUE S.E. AND ETOWAH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Certificate of Survey for OAK HILL RANCH
3. Staff Report
4. Variance Request
5. Greenbelt Commission Comments

This item was recommended to City Council for approval on the Consent Docket by a vote of 6-0.

Item No. 5, being:

CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2122-33, FOR JAMES L. ADAIR REQUESTS REZONING FROM C-3, INTENSIVE COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR PROPERTY LOCATED AT 115 S. PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. SPUD Narrative with Exhibits A-C

PRESENTATION BY STAFF:

1. Colton Wayman reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Jim Adair, 111 N. Peters Avenue, the applicant, presented the project.
2. Commissioner Boeck made comments and asked questions.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Commissioner Bird made a comment.
2. Commissioner Boeck made a comment.

Dave Boeck moved to recommend adoption of Ordinance No. O-2122-33 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, Dave Boeck, Kevan Parker, Michael Jablonski, Steven McDaniel, Erica Bird |
| NAYES | None |
| MEMBERS ABSENT | Erin Williford |

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2122-33 to City Council, passed by a vote of 6-0.

Item No. 6, being:

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

1. Commissioner Boeck made a comment about accessible units.
2. Commissioner Bird thanked Sandy Bahan for her tenure on the Planning Commission; this is her last meeting.
3. Commissioner Bahan said she has been on the Commission nine years and has learned a lot and enjoyed it. She thanked staff for their help.

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Item No. 7, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:49 p.m.



Norman Planning Commission