

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**JULY 14, 2022**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14<sup>th</sup> day of July, 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**

Liz McKown  
Steven McDaniel  
Erica Bird  
Michael Jablonski

**MEMBERS ABSENT**

Kevan Parker  
Doug McClure  
Shaun Axton

A quorum was present.

**STAFF MEMBERS PRESENT**

Jane Hudson, Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Beth Muckala, Asst. City Attorney  
Jason Murphy, Stormwater Program  
Manager  
Todd McLellan, Development Engineer  
Mitchell Richardson

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**CONSENT DOCKET**

Item No. 1, being:

**CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES OF THE JUNE 9, 2022 REGULAR PLANNING COMMISSION MEETING.**

**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 audience wished to remove any item from the Consent Docket. There being none, she asked for a motion.

*Steven McDaniel moved to approve the Consent Docket as presented. Liz McKown seconded the motion.*

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

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 4-0.

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**NON-CONSENT ITEMS:**

Item No. 2, being:

**R-2223-6 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION NO. R-2223-6: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO COMMERCIAL DESIGNATION FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, WOODSLAWN ADDITION, LOCATED AT 621 HIGHLAND PARKWAY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Postponement Memo
3. Email requesting postponement

and

Item No. 3, being:

**O-2223-2 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-2: RENTAL RANCH II, L.L.C. AND D.L. HAYES CO., INC. REQUEST REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, AND C-2, GENERAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR THE EAST 20' OF LOT 50 AND ALL OF LOT 51, BLOCK 2, AND THE WEST 25' OF BLOCK 9, WOODSLAWN ADDITION, GENERALLY LOCATED AT 621 HIGHLAND PARKWAY.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Postponement Memo
3. Email requesting postponement

Chair Bird reported the applicant has asked that this item be postponed to the August 11, 2022 Planning Commission meeting.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Michael Jablonski moved to postpone Resolution No. R-2223-6 and Ordinance No. O-2223-2 to the August 11, 2022 Planning Commission meeting. Steven McDaniel seconded the motion.*

Mr. Jablonski asked about the postponement in light of the Ordinance later on the agenda regarding postponement. Ms. Hudson explained that the Ordinance only addresses postponements at City Council.

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

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to postpone Resolution No. R-2223-6 and Ordinance No. O-2223-2 to the August 11, 2022 Planning Commission meeting, passed by a vote of 4-0.

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Item No. 4, being:

**O-2223-1 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-1: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 429.1 (“FLOOD HAZARD DISTRICT”) OF THE ZONING ORDINANCE, SUBSECTION 1, TO ADD CITATION TO OKLAHOMA STATUTORY AUTHORITY FOR LOCAL REGULATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Annotated Ordinance No. O-2223-1

**PRESENTATION BY STAFF:**

1. Jason Murphy reviewed the staff report, a copy of which is filed with the minutes.

**AUDIENCE PARTICIPATION:**

None

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

*Steven McDaniel moved to recommend adoption of Ordinance No. O-2223-1 to City Council. Liz McKown seconded the motion.*

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

YEAS	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-1 to City Council, passed by a vote of 4-0.

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Item No. 5, being:

**O-2223-4 – CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-4: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 22:420 (“PLANNED UNIT DEVELOPMENTS”) AND SECTION 22:442.1 (“AMENDMENTS”), BOTH WITHIN CHAPTER 22 (“ZONING ORDINANCE”) OF THE CODE OF THE CITY OF NORMAN TO ESTABLISH A POSTPONEMENT POLICY CONCERNING CERTAIN DEVELOPMENT APPLICATIONS PRESENTED TO CITY COUNCIL FOR CONSIDERATION OR POSTPONEMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Staff Report
2. Annotated Ordinance No. O-2223-4

**PRESENTATION BY STAFF:**

1. Beth Muckala reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. McDaniel asked if this is being added because this has been an issue. Ms. Muckala responded.
3. Ms. Bird asked if there is a definition of “unique and extenuating circumstances”. Ms. Muckala responded.  
Ms. Bird followed up with a question about the notification requirements. Ms. Muckala responded.  
Ms. Bird asked about risk for standard of practice. Ms. Muckala responded.
4. Mr. McDaniel asked about the provision for postponement to a date certain. Ms. Muckala responded.

**AUDIENCE PARTICIPATION:**

1. Lee Hall, 648 S. Lahoma, spoke in support of the Ordinance.

**DISCUSSION AND ACTION BY THE PLANNING COMMISSION:**

1. Mr. Jablonski spoke in support of the Ordinance.
2. Ms. Bird commented on the ramifications of denial of an application.

*Michael Jablonski moved to recommend adoption of Ordinance No. O-2223-4 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	Liz McKown, Steven McDaniel, Michael Jablonski, Erica Bird
NAYES	None
ABSENT:	Kevan Parker, Doug McClure, Shaun Axton

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-4 to City Council, passed by a vote of 4-0.

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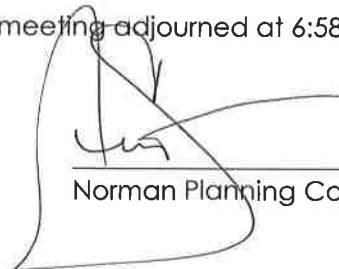
**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

1. Ms. Bird noted that Mr. Boeck has resigned from the Commission. She thanked him for his extended service on the Commission. There are currently two vacancies for Planning Commission.
2. Mr. Jablonski asked about 22:442.1(4)(b) regarding protests, specifically "350 or larger foot radius". Ms. Muckala explained.  
Ms. Bird asked the process for amending the language. Ms. Muckala responded.

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**ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 6:58 p.m.



Norman Planning Commission