

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**OCTOBER 13, 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 13<sup>th</sup> day of October, 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 6:38 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Cameron Brewer  
Kevan Parker  
Liz McKown  
Erica Bird  
Jim Griffith  
Shaun Axton  
Michael Jablonski

MEMBERS ABSENT

Steven McDaniel, Doug McClure

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Anais Starr, Planner II  
Roné Tromble, Recording Secretary  
Jami Short, Traffic Engineer  
Beth Muckala, Asst. City Attorney  
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 SEPTEMBER 8, 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.

*Liz McKown moved to approve the Consent Docket as presented. Jim Griffith seconded the motion.*

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

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

Ms. Tromble announced that the motion, to adopt the Consent Docket as presented, passed by a vote of 7-0.

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**NON-CONSENT ITEMS:**

Item No. 2, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-14: MIDWAY GROCERY, INC. REQUESTS REZONING FROM C-1, LOCAL COMMERCIAL DISTRICT, TO SPUD, SIMPLE PLANNED UNIT DEVELOPMENT, FOR 0.234 ACRES OF PROPERTY LOCATED AT 601 W. EUFAULA STREET.**

Ms. Bird announced that the applicant has requested postponement of this item to the December 8, 2022 Planning Commission meeting because of a need to hold a Pre-Development meeting triggered by the percentage of protests received.

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

*Michael Jabolonski moved to postpone Ordinance No. O-2223-14 to the December 8, 2022 Planning Commission meeting. Jim Griffith seconded the motion.*

Mr. Brewer asked what time the Pre-Development meeting will be. Staff explained that the meetings start at 5:30 p.m., but the specific time will be determined once all the applications have been received. Notices are mailed to property owners in a 350' radius at least 10 days prior to the meeting.

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

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

Ms. Tromble announced that the motion, to postpone Ordinance No. O-2223-14 to the December 8, 2022 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 3, being:

**CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE NO. O-2223-15: MCFARLIN MEMORIAL UNITED METHODIST CHURCH, INC. REQUESTS REZONING FROM CCFBC, CENTER CITY FORM-BASED CODE, TO CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, FOR 0.32 ACRES OF PROPERTY LOCATED AT 401 S. UNIVERSITY BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. CCPUD Narrative – McFarlin Mission Center

**PRESENTATION BY STAFF:**

1. Anais Starr reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jablonski asked about stormwater and the data used. Ms. Starr responded that the applicant can address that.

**APPLICANT PRESENTATION:**

1. Sean Rieger, 136 Thompson Drive, representing the applicant, presented the request.
2. Chris Anderson, SMC Consulting Engineers, discussed the rainfall data.
3. Mr. Jablonski asked if they considered using pervious concrete. Mr. Anderson explained the plans for rain gardens and detention.
4. Ms. Bird talked about pervious concrete. She also asked for more information on the drive-thru.
5. Rod Foster talked about the food pantry and drive-thru. He also talked about the mobile food pantry.
6. Mr. Brewer asked how this will impact parents dropping off kids at the daycare. Mr. Foster responded that it may improve the situation.
7. Mr. Rieger noted that the CCFBC allows for off-site parking.
8. Ms. Bird asked about the design of the side of the building that will be facing residential homes to the north.
9. Rick McKinney talked about the design of the building.

**AUDIENCE PARTICIPATION:**

1. Jamileh Wilcox, 322 S. University Boulevard – lives at the northwest corner of the intersection. Her concerns included the flooding in the area, the size of the building, the location of the drive-thru, the mission center uses, and increased traffic.
2. Ms. Bird responded to some of the concerns and noted the CCPUD document should be available online and the uses are specified. She asked the size of the building.
3. Mr. Rieger discussed the size of the building and other comments.
4. Ms. Bird discussed the view of the building from the residences. Mr. Brewer agreed with softening the view on the north side.

5. Mr. Axton talked about the concern with the drainage. Mr. Anderson explained the current drainage situation and the plans to capture that water.

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

*Kevan Parker moved to recommend adoption of Ordinance No. O-2223-15 to City Council. Jim Griffith seconded the motion.*

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

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

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2223-15 to City Council, passed by a vote of 7-0.

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**MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF**

1. Ms. Hudson noted that the Planning Commission needs to elect a Secretary at the next meeting.

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**ADJOURNMENT**

There being no further business and no objection, the meeting adjourned at 7:18 p.m.

  
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Norman Planning Commission