CITY OF NORMAN, OK
PLANNING COMMISSION MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Thursday, September 10, 2026 at 5:30 PM

MINUTES

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Thursday, September 10, 2026 at 5:30 PM and notice of the agenda of the meeting was posted at the Norman Municipal Building at 201 West Gray, and on the City website at least 24 hours prior to the beginning of the meeting.

Chair Bird called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT
Commissioner Douglas McClure
Commissioner Liz McKown
Chair Erica Bird
Secretary Kevan Parker
Vice Chair Michael Jablonski
Commissioner Steven McDaniel

ABSENT
Commissioner Cameron Brewer
Commissioner Jim Griffith
Commissioner Maria Kindel

STAFF PRESENT
Lora Hoggatt, Planning Services Manager
Kelly Abell, Planner I
Bailey LaChance, Admin Tech IV
Brandon Brooks, Development Engineer
Beth Muckala, Assistant City Attorney
David Riesland, Transportation Engineer
Bryce Holland, Multimedia Specialist

GUESTS PRESENT
James Maxwell, 2601 108th Ave. S.E., Norman, OK

CONSENT ITEMS

This section is placed on the agenda so that the Planning Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of these items may be removed from the Consent Docket and be heard in its regular order.

Minutes

1. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF THE MINUTES AS FOLLOWS:

   PLANNING COMMISSION MEETING MINUTES OF AUGUST 13, 2026.

   ITEMS SUBMITTED FOR THE RECORD

   1. August 13, 2026, Planning Commission Meeting Minutes

   Motion to approve item one and remove item two from consent made by Commissioner McDaniel, **Seconded** by Commissioner McKown.

   Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel

   The motion to approve item one and remove item two off the consent docket was approved.

Preliminary Plats

2. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-4: A PRELIMINARY PLAT FOR 108TH AVE. BUSINESS ADDITION.

   ITEMS SUBMITTED FOR THE RECORD

   1. Staff Report
   2. Location Map
   3. Site Plan
   4. Preliminary Plat
   5. Protest Map & Protest Letter

   Staff Presentation

   There was no staff presentation.

   Commissioner Jablonski stated the protest received talked about potential violations and asked if the City is aware of any actual violations. Brandon Brooks, Development Engineer, stated the project meets the required distance from the water well. He noted that neighboring property requirements are enforced by DEQ and that the Oklahoma Administrative Code requires a 15-foot separation from bodies of water.

   Application Presentation

   There was no applicant presentation.

   Public Comment

James Maxwell, 2601 108th Ave. S.E., Norman, OK. (Protest)

Commission Discussion

Commissioner Parker asked about the wastewater discharge area's proximity to the WQPZ and noted that a 300-foot separation is required. Mr. Brooks stated that the site plan appeared to provide more than 300 feet of separation but acknowledged the exact distance had not been verified. He also explained that the proposed aerobic system would filter wastewater through multiple chambers before dispersing it through sprinklers and noted that the WQPZ would remain natural, providing a vegetated buffer.

Commissioner Bird stated Ms. Hoggatt provided a site plan and after reviewing, noted that the separation appeared close to the 300-foot requirement.

Commissioner Parker stated it looked very close and suggested that be looked at. Mr. Brooks agreed that the distance could be further reviewed.

Commissioner Bird sought clarification on if it was a WQPZ requirement as well. Mr. Brooks stated he believes it is just a DEQ requirement.

Commissioner McDaniel asked for clarification on required separation distances for the septic discharge area, including whether WQPZ requirements apply to adjacent properties. Commissioner Parker confirmed that the requirements extend beyond the subject property and noted that the WQPZ boundary on the adjacent property should also be considered.

Commissioners McDaniel and Parker expressed concern that the proposed discharge area could fall within the required separation distance when the full WQPZ boundary is considered.

Ms. Hoggatt noted that the WQPZ regulations list a 200-foot separation for drain fields from on-site sewage disposal and treatment systems.

Commissioner McDaniel and Parker agreed that the applicable requirements and the WQPZ boundary on adjacent properties should be further reviewed to ensure compliance.

Commissioner Jablonski stated that without being able to see the full span of the red line on the site plan, the Commission cannot confirm adjacent properties are not affected.

Commissioner Bird asked whether the Commission may wish to consider postponing the item until additional information regarding WQPZ requirements and compliance could be provided.

Motion to postpone PP-2627-4 made by Commissioner McKown, **Seconded** by Commissioner Parker.

Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel

The motion to postpone was approved.

NON-CONSENT ITEMS

CEDAR LANE

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-65: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM A PUD, PLANNED UNIT DEVELOPMENT AND PART OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, FROM A-2, RURAL AGRICULTURAL DISTRICT, AND THE NORTHWEST QUARTER (NW/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA FROM PL, PARK LAND DISTRICT, AND PLACE THE SAME IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT, OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (NEAR 12TH AVE SE AND CEDAR LANE RD; WARD 7)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. R-1, Single Family Dwelling District Code
3. Supporting AIM Documents
4. Location Map
5. Pre-Development Notes

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2627-3: A PRELIMINARY PLAT FOR CEDAR LANE ADDITION

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Preliminary Plat
4. Commercial Site Plan
5. Well Site Plan 3
6. Well Site Plan 6 & 7
7. Well Site Plan 9

Staff Presentation

Kelly Abell, Planner I, presented the staff report for the Cedar Lane project.

Applicant Presentation

Steve Rollins, the applicant's representative, presented the Cedar Lane project.

Commissioner Jablonski sought clarification on why the area is being developed at a lower density when it is designated as Urban High in the AIM Norman Comprehensive Land Use plan.

Mr. Rollins stated it is being developed with the density that was previously developed within the Cedar Lane addition.

Lora Hoggatt, Planning Services Manager, provided background on the Urban High designation, explaining that the area had been considered as a potential stop for the One Transit commuter rail. She noted that progress on the transit project has been slower than anticipated and there is currently no funding available for negotiations, so development cannot be delayed based on the potential of a future transit stop.

Public Comment

There were no public comments.

Commission Discussion

There was no Commission discussion.

Motion to approve O-2526-65 and PP-2627-3 made by Secretary Parker, **Seconded** by Commissioner McClure.

Commissioner Jablonski expressed concern about approving lower-density development in an area designated Urban High, noting the City's need for additional housing and higher-density development. He acknowledged current infrastructure limitations but stated that higher-density development could help drive the need for future infrastructure. While he felt the proposal was appropriate for low-density development, he could not support it in an area identified for higher density.

Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Commissioner McDaniel
Voting Nay: Vice Chair Jablonski

Planning Commission recommended approval of O-2526-65 and PP-2627-3.

201 W APACHE

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2627-1: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS ONE (1) AND TWO (2), IN BLOCK SEVEN (7), OF D.L. LARSH'S FIRST ADDITION TO

NORMAN, CLEVELAND COUNTY, OKLAHOMA FROM A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT, AND PLACE THE SAME IN A CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT OF SAID CITY; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE; WARD 4)

The applicant requests postponement to the October 8, 2026 Planning Commission meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report

Motion to postpone O-2627-1 to the October 8, 2026 Planning Commission meeting made by Commissioner McKown, **Seconded** by Commissioner McDaniel.

Voting Yea: Commissioner McClure, Commissioner McKown, Chair Bird, Secretary Parker, Vice Chair Jablonski, Commissioner McDaniel

The motion was approved.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

Lora Hoggatt, Planning Services Manager, clarified that Preliminary Plats do proceed to City Council following Planning Commission consideration.

Ms. Hoggatt also provided an update on the Code update. She stated that Commissioners and members of the public can visit **normandevcode.com** to provide comments and suggestions for changes to the Code. She noted that the consultant team will be in Norman soon and that a joint Planning Commission and City Council meeting to discuss the Code update is scheduled for October 6, 2026.

ADJOURNMENT

The meeting was adjourned at 6:02 p.m.

Passed and approved this 8th day of October 2026.

Kelsey Parker