



CITY OF NORMAN, OK PLANNING COMMISSION SPECIAL MEETING

Municipal Building, Council Chambers, 201 West Gray, Norman, OK 73069
Monday, February 03, 2025 at 5:30 PM

MINUTES

The Planning Commission Special Meeting of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers at the Municipal Building, on Monday, February 03, 2025 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.

Secretary Kevan Parker called the meeting to order at 5:32 p.m.

ROLL CALL

PRESENT

Cameron Brewer
Steven McDaniel
Liz McKown
Michael Jablonski
Jim Griffith
Maria Kindel
Kevan Parker

ABSENT

Erica Bird
Doug McClure

STAFF PRESENT

Lora Hoggatt, Planning Services Manager
Whitney Kline, Admin Tech IV
Beth Muckala, Assistant City Attorney
Todd McLellan, Development Engineer
Landon Gum, Subdivision Development Coordinator
David Riesland, Transportation Engineer
Kelly Abell, Planner I
Justin Fish, Planner I

1. ELECTION OF OFFICERS FOR 2025.

Motion by Commissioner McDaniel to elect Erica Bird as Chair, Michael Jablonski as Vice Chair, and Kevan Parker as Secretary for 2025; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

CONSENT ITEMS

Minutes

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

PLANNING COMMISSION MEETING MINUTES OF DECEMBER 12, 2024.

ITEMS SUBMITTED FOR THE RECORD

1. December 12, 2024 Planning Commission Regular Session Minutes

Motion by Commissioner Brewer to approve the minutes from the December 12, 2024 Planning Commission meeting; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 7-0.

Short Form Plats

3. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF SFP-2425-4: CONSIDERATION OF SHORT FORM PLAT SUBMITTED BY NYSSA RAATKO, LLC (CEDAR CREEK CONSULTING, INC) FOR DUNKIN DONUTS LOCATED AT 2525 AND 2531 WEST MAIN STREET.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Dunkin Donuts Short Form Plat

Motion by Commissioner Brewer to approve SFP-2425-4; **Second** by Commissioner McKown.

The motion passed unanimously with a vote of 7-0.

NON-CONSENT ITEMS

201 W Apache Rezoning

4. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 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 THE CCFBC, CENTER CITY FORM-BASED CODE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (201 W APACHE ST)

The applicant has requested postponement of this request to the February 13, 2025 meeting.

ITEMS SUBMITTED FOR THE RECORD

1. Postponement Request

Motion by Commissioner Kindel to postpone Ordinance O-2425-19 to the February 13, 2025 Planning Commission meeting; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 7-0.

428 Buchanan Rezoning

5. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-20: 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 FORTY-FVE (45) AND FORTY-SIX (46) IN BLOCK ONE (1) OF LARSH'S UNIVERSITY ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCFBC, CENTER CITY FORM-BASED CODE DISTRICT, URBAN GENERAL FRONTAGE, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (428 BUCHANAN AVENUE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. CCPUD Narrative
4. Site Plan

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the staff report.

Commissioner Jablonksi asked about the parking which is reserved for tenants at McFarlin Church and how the City regulates this. Beth Muckala, Assistant City Attorney, explained that the parking, which is regulated through a lease, is not connected to the PUD, Planned Unit Development.

Commissioner Jablonski also asked about recycling on the property. Ms. Hoggatt explained recycling is not required in multi-family developments in the Center City area.

Applicant Presentation

Commissioner Kindel asked why first floor parking was not considered. Peter Petromilli, Applicant, explained reducing the density by one floor to be used for parking when there are under utilized parking lots next door was not in their best interest.

Commissioner Jablonski asked about the request to decrease the bike racks from three to two. Mr. Petromilli explained bike racks are not utilized at other recent developments.

Commissioners also had some questions regarding the front setback and why it was requested to be moved back. Mr. Petromilli explained they wanted to include a covered patio in the front of the building so the residents could utilize outdoor space.

Public Comments

There were no public comments.

Motion by Commissioner Griffith to recommend approval of Ordinance O-2425-20; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 7-0.

Wildwood Community Church Special Use

6. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-21: 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 GRANT SPECIAL USE FOR A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP WITH A WAIVER OF SECTION 36-547(a)(4) PERTAINING TO EXTERIOR APPEARANCE IN THE R-1, SINGLE-FAMILY DWELLING DISTRICT FOR LOT ONE (1), IN BLOCK SEVENTEEN (17), OF HALL PARK FOURTH ADDITION OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1501 24TH AVE NE)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. Waiver for Masonry Material Requirement
4. Master Plan
5. December 7, 2023 Park Board Meeting Minutes

Staff Presentation

Kelly Abell, Planner I, presented the staff report.

Applicant Presentation

Libby Smith, Representative of Applicant, presented on the proposed Special Use.

Public Comment

There were no public comments.

Commission Discussion

There was discussion regarding a pedestrian bridge from a Park Board meeting which is not part of this Special Use request.

Motion by Commissioner McDaniel to recommend approval of Ordinance O-2425-21; **Second** by Commissioner Kindel.

The motion passed unanimously with a vote of 7-0.

TFCU Rezoning

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-22: 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 LOT ONE (1), IN BLOCK TWO (2), OF EAST LINDSEY PLAZA SECTION 5, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE SPUD, SIMPLE PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (1451 12TH AVENUE SOUTHWEST)

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Location Map
3. SPUD Narrative
4. Site Plan

Staff Presentation

Justin Fish, Planner I, presented the staff report.

Applicant Presentation

Commissioner Griffith asked what type of facility is proposed. Todd D'Amico, the representative for the Applicant, explained it is proposed to be a youth gymnastics facility at this time.

Public Comment

There were no public comments.

Motion by Commissioner McKown to recommend approval of Ordinance O-2425-22; **Second** by Commissioner Griffith.

The motion passed unanimously with a vote of 7-0.

MISCELLANEOUS COMMENTS OF PLANNING COMMISSION AND STAFF

There were no miscellaneous comments.

ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

Passed and approved this 13th day of March 2024⁵



Planning Commission