

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**MAY 14, 2020**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session via Video Conference and in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14<sup>th</sup> day of May, 2020. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Lark Zink called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT  
via Video Conference

Matthew Peacock  
Erin Williford  
Tom Knotts  
Lark Zink  
Erica Bird  
Dave Boeck  
Sandy Bahan  
Steven McDaniel

MEMBERS ABSENT

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A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Lora Hoggatt, Planner II  
Ken Danner, Subdivision Development  
Manager  
Todd McLellan, Development Engineer  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney (video)  
Jeanne Snider, Asst. City Attorney (video)

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Chair Zink outlined the procedures that will be followed during this video conference meeting. Staff will read any comments received through media into the record. The time limit for public comments will be three (3) minutes; please begin by stating your name and address. If an attorney is representing a group of individuals that exceeds two (2) individuals, the time limit will be ten (10) minutes. We will strictly enforce the time limits. Commissioners will also need to state their name each time they make comments. Voting will be done by an oral roll call. There should be no communication between Commissioners that are not oral and being recorded (i.e., no texting, or chatting through Zoom).

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Item No. 12a, being:

**O-1920-54 – NORMAN ECONOMIC DEVELOPMENT COALITION, INC. AND CHICKASAW NATION INDUSTRIES, INC. REQUEST AMENDMENT OF PUD O-0607-35 AND PUD O-1516-21 TO ALLOW DEVELOPMENT OF AN INDUSTRIAL PARK FOR APPROXIMATELY 47.4288 ACRES OF PROPERTY LOCATED SOUTH OF STATE HIGHWAY 9 AND WEST OF 36<sup>TH</sup> AVENUE S.E. ALONG JOHN SAXON BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. PUD Narrative with Exhibits A-E

Item No. 12b, being:

**PP-1920-14 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NORMAN ECONOMIC DEVELOPMENT COALITION, INC. AND CHICKASAW NATION INDUSTRIES, INC. (SMC CONSULTING ENGINEERS, P.C.) FOR SAXON INDUSTRIAL PARK FOR 47.4288 ACRES OF PROPERTY LOCATED SOUTH OF STATE HIGHWAY 9 AND WEST OF 36<sup>TH</sup> AVENUE S.E. ALONG JOHN SAXON BOULEVARD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Development Plan
6. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Lora Hoggatt reviewed the staff report, a copy of which is filed with the minutes.

**PRESENTATION BY THE APPLICANT:**

1. Gunner Joyce, Rieger Law Group, representing the applicant (via video conference) – I'll move pretty quick here, because I know it's pretty late in the night and Lora pretty much summed it up. But this is the location map. Just to orient everyone, we've got Norman Business Park up here to the north a little bit, Destin Landing has been approved for high-density residential to the south, Saxon Park is to the northeast, with Hitachi over here. Here's an aerial showing the Destin Landing plan and also the plan for Saxon Park. As we go through here, this is also, like Lora said, a preliminary plat and a PUD request. Initially we filed just for the preliminary plat, but staff told us they'd like us to kind of clean up the scattered PUDs in the area and tie it to the new preliminary plat, so we submitted a PUD as well. This is, again, the preliminary plat. It's four lots, about 47 acres, and there will be the creation of the new public street that runs east and west through this property. It's going to connect with John Saxon Boulevard and also Technology Road. Here's the preliminary site plan; it shows just conceptual buildings at this point. If it's revised for any substantially more dense use, we'd have to come back. But this is the conceptual plan at this point. We have submitted a PUD for industrial uses, office, and suburban commercial uses. A little conceptual at this time. Here's the request. Zoning is a prior scattered PUD throughout this area. We're going to bring it all within one amended PUD which supersedes the prior ones, and no change to the 2025 Industrial Designation. Here is the proposed green space, with roughly 20% green space throughout the development, with detention areas shown throughout the site. And then, again, here's just a quick summary. No protests. Nobody attended Pre-Development meeting. No comments from Greenbelt. And we had a staff report recommending approval of the preliminary plat. So happy to entertain any questions you may have.

**AUDIENCE PARTICIPATION:**

None

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

*Erica Bird moved to recommend adoption of Ordinance No. O-1920-54 and PP-1920-14, the Preliminary Plat for SAXON INDUSTRIAL PARK, to City Council. Dave Boeck seconded the motion.*

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

YEAS	Matthew Peacock, Erin Williford, Tom Knotts, Lark Zink, Erica Bird, Dave Boeck, Sandy Bahan, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-54 and PP-1920-14 to City Council, passed by a vote of 8-0.

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