

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**DECEMBER 12, 2019**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12<sup>th</sup> day of December, 2019. 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 Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Matthew Peacock  
Erin Williford  
Erica Bird  
Sandy Bahan  
Tom Knotts  
Dave Boeck  
Lark Zink  
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  
Janay Greenlee, Planner II  
Ken Danner, Subdivision Development  
Manager  
Todd McLellan, Development Engineer  
Jason Spencer, Capital Projects Engineer  
David Riesland, Traffic Engineer  
James Briggs, Parks Planner  
Beth Muckala, Asst. City Attorney  
Bryce Holland, Multimedia Specialist

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Chair Bahan welcomed Erica Bird to her first meeting as a member of the Planning Commission.

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Item No. 4a, being:

**R-1920-67 – CITY OF NORMAN REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE & TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO INSTITUTIONAL DESIGNATION FOR 11.87 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN FLOOD AVENUE AND GODDARD AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Pre-Development Summary

Item No. 4b, being:

**O-1920-29 – CITY OF NORMAN REQUESTS REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT WITH SPECIAL USE FOR MUNICIPAL USES, AND WITH A VARIANCE TO THE EXTERIOR APPEARANCE REQUIREMENTS, EXEMPTION FROM LANDSCAPING REQUIREMENTS, AND A VARIANCE FOR OFF-STREET PARKING REQUIREMENTS, FOR 25.87 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN FLOOD AVENUE AND GODDARD AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Preliminary Development Map

Item No. 4c, being:

**PP-1920-8 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY THE CITY OF NORMAN (JOHNSON & ASSOCIATES) FOR CITY OF NORMAN-NORTH BASE COMPLEX FOR 25.87 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN FLOOD AVENUE AND GODDARD AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Preliminary Development Map
5. Pre-Development Summary

**PRESENTATION BY STAFF:**

1. Janay Greenlee reviewed the staff report, a copy of which is filed with the minutes. Staff supports and recommends approval of Resolution No. R-1920-67 and Ordinance No. O-1920-29, as well as the preliminary plat for CITY OF NORMAN-NORTH BASE COMPLEX.
2. Mr. Boeck – So Parks Maintenance – is what's moving from Reeves Park?  
Ms. Greenlee – That is correct.  
Mr. Boeck – To make room for all the expansive development of Reeves Park and the senior center?  
Ms. Greenlee – That is correct, sir.
3. Mr. McDaniel – The variance that you're requesting on appearance – what are the requirements and what are the changes to the requirements?  
Ms. Greenlee – In Special Use they are required to have full masonry, but they're requesting a variance from that to do what is exactly across the street – the metal type buildings. They are keeping that landscaping requirement in the front and their parking, but they're just asking for that variance to the masonry to help with some of that cost. It will match the maintenance facility right directly across the street.

4. Mr. Peacock – Will that secure fencing that's to the north side of the tract – will that continue across DaVinci Street?

Ms. Greenlee – The secure fencing on the north?

Mr. Peacock – Barbed wire fencing.

Ms. Greenlee – I'm not sure if they have the fencing that's currently on the north side that encloses that maintenance facility. I'm not sure if they plan to have that same type of fencing. I think that right now it is going to be open and have that landscape. There won't be the large chain-link fence there.

Jason Spencer – The fencing will stay somewhat similar to what's out there. We'll have to have some controlled access for the facility. Most of the facility won't be open to the public, so there will be fencing around most of the property to the south. The Federal Highway Administration requires that as part of the bus program. We're working with the designers right now to figure out how that fencing is going to lay out.

Mr. Peacock – So DaVinci will stay an open public street?

Mr. Spencer – Yes, DaVinci will be – in fact, that's what we'll plat as public street, so it will be open from Flood, but coming off of DaVinci into the facility there'll be some controlled access there. We will have a visitor's type parking lot and employee parking lot up at the front that's not secure, but where we park the buses, Parks vehicles and those will be secured.

**PRESENTATION BY THE APPLICANT:**

None

**AUDIENCE PARTICIPATION:**

None

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

*Dave Boeck moved to recommend adoption of Resolution No. R-1920-67, Ordinance No. O-1920-29, and PP-1920-8, the Preliminary Plat for CITY OF NORMAN-NORTH BASE COMPLEX, to City Council. Matthew Peacock seconded the motion.*

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

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

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1920-67, Ordinance No. O-1920-29, and PP-1920-8 to City Council, passed by a vote of 8-0.

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