

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 8, 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 8th day of October, 2020.

Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <https://www.normanok.gov/sites/default/files/documents> 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

Dave Boeck
Sandy Bahan
Erin Williford
Erica Bird
Mark Daniels
Steven McDaniel
Tom Knotts
Lark Zink

MEMBERS ABSENT

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A quorum was present.

STAFF MEMBERS PRESENT
(in person, unless otherwise noted)

Jane Hudson, Director, Planning &
Community Development
Lora Hoggatt, Planning Services Manager
Roné Tromble, Recording Secretary
Bryce Holland, Multimedia Specialist
Beth Muckala, Asst. City Attorney (video)
Carrie Evenson, Stormwater Program
Manager (video)
David Riesland, Traffic Engineer (video)
Todd McLellan, Development Engineer
(video)
Nathan Madenwald, Utilities Engineer
(video)

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Item No. 12, being:

O-2021-16 – 34TH STREET PARTNERS, L.L.C. REQUESTS CONSIDERATION OF THEIR PETITION FOR DETACHMENT FOR APPROXIMATELY 42.83 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF WEST BETHEL ROAD (S.W. 34TH STREET) ON THE WEST SIDE OF THE RAILROAD TRACKS.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Petition Requesting Detachment

PRESENTATION BY STAFF:

1. Beth Muckala (via video) reviewed the staff report, a copy of which is filed with the minutes.

2. Mr. Knotts – Will the boundary be pinned and numbered so that it's readily ascertainable, or will someone have to go through this process to come up with a real boundary?

Ms. Muckala – I will give a brief response, but also I'll probably defer to Blaine Nice, who is a representative for the applicant. I do understand that they went through a survey process before they brought this action, so that legal description is very particularly set out in the petition itself.

Blaine Nice, representing the applicant (via video) – Does that answer your question? We do have a survey, Commissioner Knotts. Is that what you're asking? That it's been surveyed? And whether or not they set pins, I don't know. I'll certainly talk to my client about that.

Ms. Muckala – I think Mr. Knotts might be frozen, actually – his screen.

Ms. Zink – Yes, I believe he is frozen.

Mr. Daniels – So will this be unincorporated area after this?

PRESENTATION BY THE APPLICANT:

1. Blaine Nice, 100 North Broadway, Oklahoma City, representing the applicant – Initially, Commissioner Daniels, it will be. We've had discussions with the City of Moore to allow us to be annexed in. But frankly, when we came forward with City staff and met – correct me if I'm wrong – but I know when I talked to some of the staff members, there was some question – they didn't even believe all of this was in the City limits. There's some confusion over it. It does not have any services and NUA is not going to service it any time in the future. Moore does have available services. So that's kind of the reasoning for – got to get it deannexed first, before we can even start that process. The City of Moore has indicated that they will entertain that, but they wouldn't have any discussions until we were deannexed. They're not out looking to get any property from Norman or anything. But this property, where it's at, is just in a unique location. It has no services and will not in the near future. That's the purpose of requesting to be deannexed. Staff does support it. Public Works reviewed it. I thought there might be some issues with kind of a tussel between the two, but they had no objections. So I'd ask you to follow the staff's recommendation. I don't have any separate presentation at this point, because this isn't like a rezoning with a lot of things. Ms. Muckala did a good job putting that together and I just – you know, this isn't as sexy as a microbrewery. We're just asking to be off so we can kind of get some services.

2. Mr. Knotts – I'm just worried that the adjoining properties are going to have some difficulty with so many small segments to ascertain what their boundary really is. Did they pin this when they did it?

Mr. Nice – Not that I'm aware of, Commissioner Knotts. I will tell you, the legal description – there was a lot of work on that between our surveyor and the City Surveyor, because this is kind of unique out there and we had some issues with that and we took some time. We got definite boundaries drawn now. I couldn't tell you – I don't know if they're going to pin it or not. I understand your concern, and I'll certainly talk to them about that.

3. Mr. Daniels – Being a former Utilities guy, there is no way that they can get water and sewer from the City of Norman. I would make that statement.

Mr. Nice – I appreciate that. That's the main reason. It's not like we were trying to get out, but that's just – it's not going to happen. It wouldn't happen in a long, long time, I don't think.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-16 to City Council. Mark Daniels seconded the motion.

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

YEAS	Dave Boeck, Sandy Bahan, Erin Williford, Erica Bird, Mark Daniels, Steven McDaniel, Lark Zink
NAYES	None
MEMBERS ABSENT	Nouman Jan Tom Knotts was temporarily unavailable for this vote

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-16 to City Council, passed by a vote of 7-0.

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