

**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. 9, being:

O-2021-14 – CITY OF NORMAN – NORMAN UTILITIES AUTHORITY REQUESTS SPECIAL USE FOR MUNICIPAL USES FOR APPROXIMATELY 30 ACRES OF PROPERTY CURRENTLY ZONED A-2, RURAL AGRICULTURAL DISTRICT, AND LOCATED AT 3901 CHAUTAUQUA AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Site Plan
4. 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. Nathan Madenwald (via video) – This is for the property located at 3901 Chautauqua Avenue. This is an existing parcel owned by the City of Norman. The existing uses on the site are essentially going to be the same uses moving forward, with the difference being on the Transfer Station property we would like to put our proposed Household Hazardous Waste Facility. The Household Hazardous Waste Facility is going to be a permanent location where people will be able to bring their household goods that they can't dispose of through normal solid waste methods – they can't put them in the trash can. So rather than having an annual event, we're looking to provide better service to our citizens and put that building here, allowing them to have the option to bring it year around, rather than keeping them at their house until that event. As Lora mentioned, a lot of the area around is vacant. This is our existing Transfer Station shown there, our existing Water Reclamation Facility over off Jenkins, and then south of Bratcher-Miner Road is the Compost Facility. The area in yellow is the property we're talking about tonight. Zoning will stay the same, except we're requesting the Special Use permit for Municipal Uses which is essentially what it is being used for now. Here's the same aerial that Lora was showing. There at the front of the property will be where our Household Hazardous Waste Facility – we are proposing to modify the entrance coming in. We think we can get a safer entrance if we come perpendicular from Chautauqua coming in, rather than having the entrance to the facility coming in on the curve. The existing Transfer Station site – we have no proposed changes to that area in red. Similarly, on the Water Reclamation Facility we don't propose to do any changes here. Primary improvements we will be doing there at the front of the property. She talked about the existing buildings there, so at the front of the property we are utilizing the previous Transfer Station location up there on the hill. We feel that that will be a good location for this, allowing residents to quickly enter, drop their household hazardous waste goods off, and then leave the site without getting back into the Transfer Station. Also, that will make it aesthetically more pleasing when people are driving down Chautauqua, not that there's that many sight-seers driving down Chautauqua. You'll have a little better visual site there with that building being up there on the hill rather than a vacant concrete pad that's there now. So here's a rendering that's not exactly placed on our particular site, but just showing in general kind of what the building will look like. Going to how the site will work, people access this building. Blue arrows will be coming in. They'll drive around to the north side of the site here. We'll have the door open here where people will be able to drop off their goods. People won't get out of their cars for normal drop-offs. Then they'll follow the red arrows to circle back out. The option will be for people to park, if they want. They can come and park at the front of the building if necessary. They'll do that if they want to swap goods or pick up something from the swap shop, because we'll look to reuse as much of the materials as we can, so that way we have less to dispose of, and people will find benefit from reusing that rather than having to go purchase it at the store. With that, I'd be happy to answer any questions that anyone may have.

2. Mr. Boeck – I don't have a question. I'm just applauding us finally doing this. We've needed this for years and years and years. So thank you very much for getting this done.

3. Mr. Daniels – I'll comment also. We've been doing the annual event for at least 20 years, and I've been at at least 19 of them. It's a very long day. We often had people complain about not being able to do this year around, and this will serve that need. I think it's a great new operation for us.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Steven McDaniel moved to recommend adoption of Ordinance No. O-2021-14 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, Tom Knotts, Lark Zink
NAYES	None
MEMBERS ABSENT	Nouman Jan

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-14 to City Council, passed by a vote of 8-0.

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