

**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. 8, being:

O-2021-13 – EQUITY BREWING CO., L.L.C. REQUESTS SPECIAL USE FOR LIGHT MANUFACTURING AND SPECIAL USE FOR A BAR, LOUNGE OR TAVERN FOR A BREWERY AND TAP ROOM LOCATED AT 109 E. TONHAWA STREET, SUITE 120.

ITEMS SUBMITTED FOR THE RECORD:

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

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes.

PRESENTATION BY THE APPLICANT:

1. Suzette Grillo, the applicant (via video) – I'm one of the four partners of Equity Brewing Company, and you can see there on your screen Jacque Braun and Lily Braun, and then I believe my daughter, Hannah Grillo. So it's two of us, just Jacque and me and our two daughters, Lily and Hannah. This is Larry Pickering, who is our designer and builder. I believe Jacque is going to share just a really short presentation, just to tell you a little bit about Equity Brewing Company. You can see our branding – Equity Brewing Company. We decided about a year ago to start working on developing a small brewery in Oklahoma. As you just heard, it is a growing business. Oklahoma still ranks 46th in the nation in terms of the number of breweries per capita, so we have a lot of room to grow in Oklahoma. We also have no women owned breweries in Oklahoma so we thought, well, this is our opportunity to disrupt an industry that needs some equity, so us four women decided to get together and build a brewing company. We all love beer; we drink beer, and want to buy beer that is consistent with our values. So we wanted to provide an opportunity to others to buy beer from women and we also hope to be able to open the door to other marginalized communities so that they have opportunities in the brewing industry, craft beer industry as well. As you can see there a little bit about us and about our goals to create great craft beer. We definitely want to create wonderful beer, but we also want to bring equity, diversity, and inclusivity to the craft beer industry. We hope to collaborate with other businesses and other breweries, in the process building those relationships. We also want to offer consultation services to assist other brewers in building a more diverse and inclusive community. You can see here the next slide is our floor plan. As you saw earlier, the tract of land, here is the design that Larry has developed for us to build out the space. In the back there will be the brewing equipment, fermenters, the walk-in and some prep area and the necessary sink requirements and all of that. Then in the front the tap room, a bar with about 10 seats and a few additional seats as well. Do you want to say anything about the design or anything or the build-out?

2. Larry Pickering (via video) – No. Just open to questions if anybody has any. It's a pretty straight-forward, pretty simple. It's a nanobrewery. It's a microbrewery. So there's not a lot of product actually going to be built in here. But it will be an R&D facility for the future growth is the goal of this space.

3. Mr. Boeck – Accessibility? I see steps.

Mr. Pickering – Dave, on the floor plan, the accessibility to the building is on the south side of the building, which comes into a common space, comes behind the Yellow Dog roaster into our space. There's common restrooms along that corridor. That's where we're at.

Mr. Boeck – Okay. Good. Thanks. I just like the idea of brewed beer and brewed coffee all at the same place.

Ms. Grillo – That's the idea. Come visit.

4. Mr. Knotts – If approved, when do you think you'll be ready for business?

Ms. Grillo – Well, it's a long licensing process. We are just at the beginning stages of applying. There are federal, state, and local licensing requirements for breweries. So we're in the early stages of that. It'll be several months – probably sometime in the spring, hopefully, we'll be licensed to sell beer. But hopefully our build-out will occur sometime throughout the wintertime.

Mr. Pickering – We've actually applied and have been in conversation with Landon Gum and Bob Christian over at the City of Norman, and we're going to be pulling our plumbing permits and electrical permits to getting our sinks in and getting basically operational so we can start testing the equipment. It takes a bit of time to run through and get this equipment dialed in, so we anticipate the winter being that time.

Mr. Knotts – So Covid will be over and we can come and drink.

Ms. Grillo – That's the plan. We also have a really nice garage door we can open up and spread out, so we'll definitely be managing that in some way. But hopefully we'll be through that process by the time we get there.

5. Ms. Bird – Can you just confirm if this is in our Center City Form-Based Code map or not? I think it's directly adjacent. I don't think it was in the form-based code, but if you could just confirm that for me.

Ms. Hudson – This is on the east side of the tracks, so this is out of the Center City Form-Based Code.

AUDIENCE PARTICIPATION:

1. Ms. Hoggatt – We had one comment on U-Tube from Patrick Schrank, 109 E. Tonhawa, Suite 100. "We are a co-tenant in the building and we are so excited and support this special use. Equity will be a wonderful addition to our building and community."

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Bird – I just wanted to say I'm excited about this project, and partly because it is outside of the Center City Form-Based Code. You can see some of the momentum that has already started with the overlay zoning and seeing some of the other uses in there. I think these type of micro businesses – these small, compatible to neighborhood businesses – are really a nice way to grow some of our culture that we have going in downtown Norman and other areas of Norman, too. These are the type of things that will service the local neighborhood that you can walk to, so you're hitting some of the walkability goals. We're looking at this building in general has a reduced parking amount, but we're also having more people walking from other areas and parking in some of the City parking. So I'm excited to see the small businesses that could maybe be compatible directly next to neighborhoods and eliminating some of our food islands issues that we run into with a lot of large residential developments by having nice complimentary small businesses in there, and reduced or eliminated parking requirements on there that we have our accessible parking and then we also have walkability parking. I'm going to vote yes on this.

2. Ms. Williford – I'm in favor of this. I love the location and walkability, as Commissioner Bird said. But I also just want to applaud you for your mission and what you're doing. I think it's wonderful and I hope to see more of it coming in front of us in the future.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-13 to City Council. Steven McDaniel 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-2021-13 to City Council, passed by a vote of 8-0.

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