

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**MAY 13, 2021**

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, and via video conference, on the 13<sup>th</sup> day of May, 2021.

Notice and agenda of the meeting was posted at the Norman Municipal Building and online at <https://www.normanok.gov/your-government/public-information/agendas-and-minutes> at least twenty-four hours prior to the beginning of the meeting.

Chair Erica Bird called the meeting to order at 6:34 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT  
(via video conference)

Sandy Bahan  
Lark Zink  
Dave Boeck  
Michael Jablonski  
Erin Williford  
Steven McDaniel  
Erica Bird

MEMBERS ABSENT

Nouman Jan  
Mark Daniels

A quorum was present.

STAFF MEMBERS PRESENT  
(in person, except as noted)

Jane Hudson, Director, Planning &  
Community Development  
Roné Tromble, Recording Secretary  
Bryce Holland, Multimedia Specialist  
Beth Muckala, Asst. City Attorney (video)  
David Riesland, Traffic Engineer  
Todd McLellan, Development Engineer

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Item No. 8a, being:

**R-2021-114 – SUSAN DRAPER REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION AND INSTITUTIONAL DESIGNATION TO OFFICE DESIGNATION FOR PROPERTY LOCATED AT 911 NORTH LAHOMA AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report
3. Pre-Development Summary

Item No. 8b, being:

**O-2021-42 – SUSAN DRAPER REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO O-1, OFFICE-INSTITUTIONAL DISTRICT, FOR 13,939 SQUARE FEET OF PROPERTY LOCATED AT 911 NORTH LAHOMA AVENUE.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report
3. Aerial Photo
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. Susan Draper, owner/broker of Draper Realty (via video) – We are a residential listing and sales and a property management company. Currently we are officing on Campus, which we do love being in the center of Norman in the Core and the flavor, but the Campus parking and the traffic is starting to get a lot for us, and the opportunity arose to come and buy this little church and we did move on that, because it is still really close to Core Norman. My husband, Conrad, and I are both Norman people. He opened his first business in 1974, and my first business was 1987. The opportunity to actually own a building that your company can locate in is just a super great opportunity for us and we are really thankful that you guys are listening to our application today. I did want to let you know that we are a real estate company and our office hours are Monday through Thursday from 9 to 5 and on Friday we have shorter hours of 9 to 2. Our office is pretty slow; we have about six people that come in and out throughout the day. We are there occasionally on a Saturday or Sunday because we do sell real estate. Typically, we don't have a lot of visitors to the offices – very little – only in the beginning of the month when people come in to pay their rent checks, and even those these days are all paid virtually on-line. For us, this church is enormous because we're coming from Campus, but we do know that that's why the church is moving out – they over-filled their parking lot and they had to park along the streets and stuff like that. So we're hopeful that we're unnoticeable inside the area for the residential people. They hardly probably will know we're there because we are basically there during normal working hours, and there will not be a whole lot of car traffic or foot traffic coming into the space.

**AUDIENCE PARTICIPATION:**

None

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

1. Mr. Boeck – I was just going to comment that I think the place – it's a good location for what you're trying to do with it.

*Dave Boeck moved to recommend adoption of Resolution No. R-2021-114 and Ordinance No. O-2021-42 to City Council. Sandy Bahan seconded the motion.*

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

YEAS	Sandy Bahan, Lark Zink, Dave Boeck, Michael Jablonski, Erin Williford, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	Nouman Jan, Mark Daniels

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2021-114 and Ordinance No. O-2021-42 to City Council, passed by a vote of 7-0.

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