

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**OCTOBER 12, 2017**

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 October, 2017. 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.

Vice Chair Neil Robinson called the meeting to order at 6:30 p.m.

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Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Chris Lewis  
Neil Robinson  
Lark Zink  
Dave Boeck  
Tom Knotts

MEMBERS ABSENT

Sandy Bahan  
Nouman Jan  
Erin Williford  
Andy Sherrer

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Janay Greenlee, Planner II  
Roné Tromble, Recording Secretary  
Larry Knapp, GIS Analyst II  
Ken Danner, Subdivision Development  
Manager  
David Riesland, Traffic Engineer  
Leah Messner, Asst. City Attorney

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Item Nos. 8a, being:

**R-1718-40 – INDIAN HILL INVESTMENT GROUP, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM COMMERCIAL DESIGNATION TO INDUSTRIAL DESIGNATION FOR APPROXIMATELY 3.45 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF INDIAN HILLS ROAD ON THE WEST SIDE OF THE BNSF RAILROAD AT 2855 WEST INDIAN HILLS ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. 2025 Map
2. Staff Report

and

Item Nos. 8b, being:

**O-1718-11 – INDIAN HILL INVESTMENT GROUP, L.L.C. REQUESTS REZONING FROM RM-4, MOBILE HOME PARK DISTRICT, AND A-2, RURAL AGRICULTURAL DISTRICT, TO I-1, LIGHT INDUSTRIAL DISTRICT, FOR APPROXIMATELY 3.45 ACRES OF PROPERTY LOCATED AT 2855 WEST INDIAN HILLS ROAD.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Staff Report

and

Item Nos. 8c, being:

**PP-1718-2 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY INDIAN HILL INVESTMENT GROUP, L.L.C. (CRAFTON TULL) FOR INDIAN HILLS INDUSTRIAL ADDITION FOR 16.33 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF INDIAN HILLS ROAD ON THE WEST SIDE OF THE BNSF RAILROAD (2855 WEST INDIAN HILLS ROAD).**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Site Plan
5. Transportation Impacts
6. Pre-Development Summary
7. Greenbelt Commission Comments

**PRESENTATION BY STAFF:**

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes. Staff supports this request and recommends approval of Resolution No. R-1718-40, Ordinance No. O-1718-11, and PP-1718-2.
2. Mr. Boeck asked if any of it is in the floodplain.
3. Ms. Hudson – Everything is out of the floodplain. This line is the area that will be coming back for the final plat. The area to the north and to the east is not included and that's where the floodplain and the floodway are contained.
4. Mr. Knotts – Will all these buildings be on the same septic system?

**PRESENTATION BY THE APPLICANT:**

1. Jason Spencer, Crafton Tull, 300 Pointe Parkway Boulevard, Yukon – Regarding the septic system, ideally we would connect it all to one septic system. We've got some property that's to the north of this building and between this building and this parking lot that would be our ideal spot for septic system lateral lines to meet ODEQ requirements. If, for some reason, we have to separate the system, we could have a separate system for that building to the south. We will adhere to all of ODEQ requirements and insure that our lateral lines are outside of the WQPZ.

2. Mr. Knotts – A subsurface system, not an open pit?
3. Mr. Spencer – Correct. Possibly aerobic system. We may have to use lateral lines. We'll have to make sure we meet ODEQ requirements.

**AUDIENCE PARTICIPATION:**

None

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

*Chris Lewis moved to recommend adoption of Resolution No. R-1718-40, Ordinance No. O-1718-11, and PP-1718-2, the Preliminary Plat for INDIAN HILLS INDUSTRIAL ADDITION, to City Council. Dave Boeck seconded the motion.*

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

YEAS	Chris Lewis, Neil Robinson, Lark Zink, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Sandy Bahan, Nouman Jan, Erin Williford, Andy Sherrer

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1718-40, Ordinance No. O-1718-11, and PP-1718-2 to City Council, passed by a vote of 5-0.

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