

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 11, 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 11th day of February, 2021.

Notice and agenda of the meeting were 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 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT
(via video conference)

Sandy Bahan
Lark Zink
Dave Boeck
Nouman Jan
Mark Daniels
Michael Jablonski
Erin Williford
Steven McDaniel
Erica Bird

MEMBERS ABSENT

None

A quorum was present.

STAFF MEMBERS PRESENT
(in person, except as 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)
David Riesland, Traffic Engineer
Ken Danner, Subdivision Development
Manager
Todd McLellan, Development Engineer
(video)

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Chair Bird welcomed Michael Jablonski to the Commission, and thanked Tom Knotts for his service.

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Item No. 6, being:

O-2021-31 – AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 22 (ZONING ORDINANCE), ARTICLE XI, SPECIFIC DISTRICT REGULATIONS, SECTION 429.3(10)(A) DIRECTING HISTORIC DISTRICT APPEALS TO THE BOARD OF ADJUSTMENT; AMENDING ARTICLE XIII, ADMINISTRATION, SECTIONS 441(3)(A) AND 441(6) TO INCLUDE HISTORIC DISTRICT COMMISSION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Ordinance No. O-2021-31 (Annotated)

PRESENTATION BY STAFF:

1. Beth Muckala reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Boeck – How does that change anything?
Ms. Muckala – Well, before they would not have gone to the Board of Adjustment at all. So, in this case, they won't be going to City Council at all anymore, because from the Board of Adjustment they go straight to District Court.
Mr. Boeck – What kind of elements – I've submitted to the Historic District Commission and had projects before them. What kind of elements would go forward to the Board of Adjustment? Or is it everything goes to the Board of Adjustment?
Ms. Muckala – Well, as written, any person aggrieved by a decision of the Historic District Commission, save postponements, would have the right of appeal to go to the Board of Adjustment, so it does send everything that way.
Mr. Boeck – Oh, so we're talking about like the Historic District Commission may say we want this kind of window, and the owner and his architect – hopefully he has an architect – would say, well, no, we want to use this kind of window. So that will go to the Board of Adjustment to be evaluated and made a decision on?
Ms. Muckala – Right. I think the Court's reasoning is that is a relaxation requested to the Zoning Ordinance overlay of the Historic District Commission, and therefore it should be treated similarly.
Mr. Boeck – That makes sense.
Ms. Muckala – I guess it makes sense. It changes everything.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. McDaniel – I did go back and read the case. This started back in 2012, 2011, somewhere in there. It's a pretty interesting case. If you get tired and want to read something pretty boring or read something pretty informative, you can probably go ahead and pull that case up and read it.
2. Mr. Boeck – So are the Board of Adjustment going to get any training on historic preservation?
Ms. Muckala – Actually, I think that's a fair point. It's something we had discussed, is preparation. When things like this happen and new things go to new tribunals, we do tend to make sure that they're caught up on the new concepts they'll be seeing. And the Historic District Commission is very niche, so I think that's a fair point.
Mr. Boeck – Well, I've been at it, and I've also been in front of it and I've always criticized the fact that even the Historic District Commissioners seem to want to be designers. I understand there's Historic District ordinances that come from the National Park Service, but that's always been one of my pet peeves is that there just needs to be more discussion, and hopefully the allowance to go to the Board of Adjustment will help that.

Dave Boeck moved to recommend adoption of Ordinance No. O-2021-31 to City Council. Erin Williford 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, Nouman Jan, Mark Daniels, Erin Williford, Steven McDaniel, Erica Bird
NAYES	None
MEMBERS ABSENT	None
ABSTAIN	Michael Jablonski

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-2021-31 to City Council, passed by a vote of 8-0-1.

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