

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 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 March, 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
Michael Jablonski
Erin Williford
Steven McDaniel
Erica Bird

MEMBERS ABSENT

Mark Daniels

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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Item No. 9a, being:

R-2021-95 – JONATHAN HUNNELL REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM OFFICE DESIGNATION TO COMMERCIAL DESIGNATION FOR APPROXIMATELY 0.1 ACRE OF PROPERTY LOCATED AT 309 SOUTH PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Predevelopment Summary

Item No. 9b, being:

O-2021-33 – JONATHAN HUNNELL REQUESTS REZONING FROM R-3, MULTI-FAMILY DWELLING DISTRICT, TO C-3, INTENSIVE COMMERCIAL DISTRICT, FOR APPROXIMATELY 0.1 ACRE OF PROPERTY LOCATED AT 309 SOUTH PETERS AVENUE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo
4. Predevelopment Summary

Ms. Bird announced that she has a conflict on Items 9a and 9b, and left the meeting. Mr. McDaniel chaired this portion of the meeting.

PRESENTATION BY STAFF:

1. Jane Hudson reviewed the staff report, a copy of which is filed with the minutes.
2. Mr. Jan – What is this building currently used for?
Ms. Hudson – Currently – I believe there have been a couple different office uses in there. When I took some pictures, it looked like there was a drafting office – an architect's office, or something like that that was there right now.
Mr. Boeck – It was an architect's office.
Ms. Hudson – Thanks, Dave. I thought that's what I saw on the sign.

APPLICANT PRESENTATION:

1. Jon Hunnell, the applicant (via video) – Thank you for having us. My brother, Mark Hunnell, is my business partner. Just to show you really quick a little bit about Levity Breakfast House, as we mentioned – and thank you for showing those pictures – located at 309 S. Peters. There's a picture of the house there. Just a little bit about what we want to do – this has been a family dream since our childhood, so from family classics to newfound loves, this café will celebrate our Portland roots. Grew up in Portland, Oregon, but really highlighting our Norman flavor, since we've lived here for the last decade. Just fun pictures of when we actually got started – this is my brother and I, my mom – currently also works with us baking – and just some pictures of my brother and his wife and my family. We are bringing really over 40 years of café experience to Norman. Excited, both from a coffee and bakery and lunch and breakfast spot – excited to bring that in. As I kind of mentioned, this is a great location, with the historic Miller District to the south, the café spot is uniquely situated to offer a neighborhood café and meeting spot. It also will offer a great breakfast and lunch option for neighboring businesses. Great walkability, as highlighted, and it really aligns with the community goals and what Norman is trying to do in this area. We're excited to preserve a 100 year old house and a piece of Norman history. A little bit about the house – as you see there, I did have a couple shots of what it looks like inside. It is an architecture firm. It's been, I think, a law office and architecture firm over the last few years. But the inside is beautiful, great light, great windows, great wood floors. So we want to maintain that while updating, obviously, to add a kitchen, but keeping the house as it looks, because it's in incredible shape. So kind of mentioned we would have to put in a ramp

and landing pad right there where you see where the door is, just to make it ADA code approved, and then some patio seating to the north, right now which is a driveway which would have to go away. So why Levity Breakfast House? We're ready to expand after running a successful scone and coffee business for the last couple years here in the area. We want to create a neighborhood café that enhances the community, create meaningful employment is one of the things that is really important to me. Really it's an issue in America, but especially even in Oklahoma – creating jobs that benefit people, which obviously benefits the community and benefits everyone that comes in. But we're very excited about that, and continuing to expand that. We want to feature the foods we've love since our childhood, and we're excited to preserve a 100 year old home and open it to the public. So those are our goals.

2. Mr. Boeck – I've got a question. So where has your coffee shop/bakery been?

Mr. Hunnell – I do wholesale right now and catering. Not as much catering over the last year, but wholesale to different coffee shops in the area – Oklahoma City, Edmond, Norman. I bake out of a kitchen in Oklahoma City – a commissary there.

Mr. Boeck – You bake for who?

Mr. Hunnell – Different coffee shops, different places, and then do some also for events or things like that.

Mr. Boeck – Are you going to have caramel pecan rolls?

Mr. Hunnell – No. Definitely can. I do a caramel pecan scone. Currently I have 75 flavors of scones. So there is a caramel pecan scone that uses some of the local pecan trees here.

Mr. Boeck – That's close.

3. Ms. Williford – I think this is a fantastic idea. I plan to support it. I really enjoy seeing residential homes, that some people would tear down, turned into businesses. I think it's fantastic. I think of Tulips on Campus Corner. I think it's great usage. It makes me excited. I also am just really excited to see a business open after a year that has been so troubling for so many businesses. I congratulate you. This is really, really great, and I hope everyone votes to support it.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Michael Jablonski moved to recommend adoption of Resolution No. R-2021-95 and Ordinance No. O-2021-33 to City Council. Nouman Jan 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, Michael Jablonski, Erin Williford, Steven McDaniel
NAYES	None
MEMBERS ABSENT	Mark Daniels
RECUSED	Erica Bird

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-2021-95 and Ordinance No. O-2021-33 to City Council, passed by a vote of 7-0.

Ms. Bird was admitted back into the meeting.

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