

**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 11<sup>th</sup> 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.

\* \* \*

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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**CONSENT DOCKET**

Item No. 2, being:

**TMP-163 -- APPROVAL OF THE FEBRUARY 11, 2021 PLANNING COMMISSION REGULAR SESSION MINUTES**

Item No. 3, being:

**COS-2021-9 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED DIANE BROWN (GREG SKINNER, PLS) FOR MCDANIEL MEADOWS FOR APPROXIMATELY 16.59 ACRES OF PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF NORTH PORTER AVENUE APPROXIMATELY ½ MILE NORTH OF FRANKLIN ROAD.**

Item No. 4, being:

**COS-2021-10 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY VICKI AND PAUL MAENZA (MARK DEAL & ASSOCIATES) FOR MAENZA FARM, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 32 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD APPROXIMATELY ¼ MILE EAST OF 36<sup>TH</sup> AVENUE S.E.**

Item No. 5, being:

**COS-2021-11 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY BRANDON STEPHENS (MACBAX LAND SURVEYING, PLLC) FOR HERITAGE INFINITY, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 59.564 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF EAST CEDAR LANE ROAD AND ¼ MILE EAST OF 132<sup>ND</sup> AVENUE S.E.**

Item No. 6, being:

**PP-2021-8 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY STORAGE OKLAHOMA, L.L.C. (SMC CONSULTING ENGINEERS, P.C.) FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 4.1539 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12<sup>TH</sup> AVENUE N.E.**

Item No. 7, being:

**PP-2021-9 – CONSIDERATION OF A REVISED PRELIMINARY PLAT SUBMITTED BY ASH INVESTMENTS, L.L.C. AND FARZANEH DEVELOPMENT, L.L.L.P. (CRAFTON TULL) FOR TURTLE CROSSING FOR APPROXIMATELY 17.84 ACRES OF PROPERTY GENERALLY LOCATED SOUTH OF EAST LINDSEY STREET APPROXIMATELY ½ MILE EAST OF 24<sup>TH</sup> AVENUE S.E.**

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

Chair Bird asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, she asked if any member of the public wished to remove any item. There being none, she asked for a motion.

*Dave Boeck moved to approve the Consent Docket as presented. Steven McDaniel 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, Erica Bird |
| NAYES          | None                                                                                                           |
| MEMBERS ABSENT | Mark Daniels                                                                                                   |

Ms. Tromble announced that the motion, to adopt the Consent Docket, passed by a vote of 8-0.

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Item No. 4, being:

**COS-2021-10 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY VICKI AND PAUL MAENZA (MARK DEAL & ASSOCIATES) FOR MAENZA FARM, WITH A VARIANCE TO THE WIDTH OF THE PRIVATE ROAD, FOR APPROXIMATELY 32 ACRES OF PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF CEDAR LANE ROAD APPROXIMATELY 1/4 MILE EAST OF 36<sup>TH</sup> AVENUE S.E.**

**ITEMS SUBMITTED FOR THE RECORD:**

1. Location Map
2. Norman Rural Certificate of Survey
3. Staff Report
4. Request for Variance in private road width

This item was recommended to City Council for approval on the Consent Docket by a vote of 8-0, with a Variance to the width of the private road.

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