

## FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Main Municipal Complex, Multi-Purpose Room*

*Monday, May 21, 2012*

*8:30 a.m.*

### Minutes

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PRESENT: Shawn O'Leary, Director of Public Works  
Susan Connors, Director of Planning/Community Development  
Ken Danner, Subdivision Development Manager  
Jane Hudson, Principle Planner  
Scott Sturtz, Capital Projects Engineer  
Sherri Stansel, Citizen Member  
Marion Hutchison, Citizen Member

OTHERS PRESENT: Todd McLellan, Development Engineer  
Julie Shelton, Staff  
Terry Floyd, Development Coordinator  
Justin Owen, SBA Network Services, LLC  
Lisa Krieg, Grants Planner  
Tammy Vogt, property owner  
Leroy Wheeler, property owner  
Glenda Payne, property owner  
James Payne, property owner

O'Leary began the meeting by introducing Ms. Jane Hudson, Principle Planner, and Mr. Scott Sturtz, Capital Projects Engineer, as new members to the committee replacing Doug Koscinski, former Development Manager and Bob Hanger, former Storm Water Engineer. It was noted that the official replacement would take place with Council approval with the revised ordinance. O'Leary asked the committee for approval of the minutes of the April 16, 2012 meeting. Motion for approval from Stansel. Seconded by Hutchison. Connors recused herself from voting as she was not present at the previous meeting. Approved 6-0.

Item No. 1, Flood Plain Permit Application No. 501: O'Leary introduced the application for a flood plain permit as a submittal by Darryl and Tammy Vogt requesting the construction of a low water crossing to a tributary of Dave Blue Creek located at 48<sup>th</sup> Avenue S.E. and Cedar Lane. McLellan introduced the applicant and reviewed the staff report with the committee. Location of the low water crossing was shown to the committee. McLellan explained that a complaint was received that the property owners were excavating material in the flood plain. After further investigation by City staff, it was found that the property owners were in violation and a notice of this violation was sent to Mr. and Mrs. Vogt. After receipt of the notice, the Vogt's met with City staff and agreed to apply for a floodplain permit.

Further discussion on the need for the crossing to include maintenance and providing access for livestock. McLellan read over the applicable ordinance sections to include use of fill and compensatory storage requirements. A no rise certification had been obtained and staff recommended approval. Motion for approval from Danner. Seconded by Connors. Approved 7-0.

Item No. 2, Flood Plain Permit Application No. 502: O'Leary introduced the application as a request from SBA Network Services, LLC to construct a 195 foot telecommunications monopole tower on the property at 4700 Willow Grove Drive. McLellan introduced the applicant representative as Justin Owen and brief the committee on the staff report. The committee viewed the pictures of the proposed site of the cell tower and McLellan further explained that the property would also include equipment shelters and that all structures would be contained in a 60 foot by 60 foot chain link fenced area. McLellan pointed out that the existing dirt road running from Willow Grove Drive south along the western edge of the property will be upgraded and have a gravel surface installed. In addition, it was referenced that a 12 foot wide access road would be constructed from the existing road to the compound and how drainage would be handled to allow water to drain from the north to the south. Further explanation was given that the equipment shelters would be elevated two (2) feet above the base flood elevation (BFE). It was noted that additional buildings may be added in the future. Additional drawings were viewed by the committee of the site location to include the property in its current condition and proposed additions.

Applicable ordinance sections were discussed to include fill restrictions and compensatory storage requirements. McLellan explained that only gravel would be used for the access drive to the compound and stated that approximately 633 cubic yards of fill material would be needed for the project, and compensatory storage would be provided in the floodway just south of the compound. Fencing requirements were noted. O'Leary asked for comments from the applicant. Mrs. Payne, neighbor, voiced her objection to the construction of the cell tower and it was explained by Connors that this would not be a zoning issue and would be allowed. Additional comments from O'Leary and Danner confirmed that this item had been through a pre-development hearing. Discussion ensued on zoning and "allowed use". Stansel asked for clarification on where the gate would be located and further discussion continued. Mr. Payne then asked if an Environmental Assessment had been performed. Owen stated that an environmental assessment had been performed, but did he did not have a copy with him. Danner made a motion for conditional approval of the permit based on clarification of the environmental restrictions. Hutchison second motion and adds comment about the future flow of the river and placement of the cell tower. Approved 7-0.

Item No. 3, Flood Plain Permit Application No. 503: O'Leary introduced the application as a request from the City of Norman's Planning and Community Development and the Parks and Recreation Departments to relocate playground equipment at McGeorge Park located at 631 Eufaula Street. McLellan reviewed the staff report and location maps with the committee. It was noted that the site location is in the Bishop Creek flood plain and floodway, and that the purpose of relocation is to remove the equipment out of the low areas in the park prone to flooding. Applicable ordinance sections were reviewed to include fill restrictions and McLellan indicated that a no rise certificate had been obtained from an engineer certifying that the there will be no rise in the BFE.

Connors asked for clarification on what the ground surface will be in the new area and whether the site where the equipment will be removed will be re-seeded. Clarification from Craig that mulch will be placed in the new area of the equipment and sod will be placed where the equipment has been removed. Brief discussion from committee. Motion for approval from Danner. Seconded by Hutchison. Approved 7-0.

Miscellaneous Discussion:

Miscellaneous discussion from committee.

Meeting adjourned at 9:10 a.m.