

**GREENBELT COMMISSION  
MINUTES OF  
September 21, 2015**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on September 21, 2015 at 6:00 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Complex and at [www.normanok.gov](http://www.normanok.gov) twenty-four hours prior to the beginning of the meeting.

**ITEM NO. 1 BEING: CALL TO ORDER.**

Chair Mark Nanny called the meeting to order at 6:00 p.m.

**ITEM NO. 2 BEING: ROLL CALL.**

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MEMBERS PRESENT:

Donna Brown  
Bob Bruce  
Jim McCampbell  
Richard McKown  
Mark Nanny  
Karl Rambo  
Lindsay Vidrine  
Colin Zink

MEMBERS ABSENT:

George Dotson

STAFF MEMBERS PRESENT:

Susan Connors, Director of Planning &  
Community Development  
Wayne Stenis, Planner II  
Jolana McCart, Admin Tech IV  
Drew Norlin, Subdivision Coordinator

GUESTS:

Tom McCaleb  
Alec Bass  
Amy Bass  
Brad Woster

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**ITEM NO. 3 BEING: Approval of the Minutes from the August 17, 2015 Regular Meeting.**

**Motion** by D Brown for approval; **Second** J McCampbell. All approve.

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**ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statements.**

a. CONSENT DOCKET

- i. GBC 15-23  
Applicant: Bass Revocable Trust  
Project: Bass Farm  
Location: South of Tecumseh Rd East approximately 2,000 feet,  
on the East side of 132<sup>nd</sup> Ave North  
Request: Rural Certificate of Survey  
Land Use: Residential

This proposal is being made to divide one parcel into 3 residential lots. 2 lots will be 10 acres, with the third lot being 16.27 acres. Access will be from the north through Lakeside Estates. No public improvements will be required and no additional trails or greenways are being proposed. The GMP shows a greenway and trail connecting the property to the trail system on the Corp of Engineers property and the Journal Entry has already created the greenbelt easement making it part of the Lake Thunderbird State Park.

W Stenis gave the staff report; Alec Bass was present to answer questions.

- ii. GBC 15-24  
Applicant: Farzaneh Development, LLLP  
Project: Eagle Cliff South Addition  
Location: West side of 12<sup>th</sup> Ave SE approximately ½ mile south of  
Cedar Lane  
Request: Preliminary Plat  
Land Use: Residential

The applicant proposes a preliminary plat of approximately 4.73 acres to create 20 low density residential lots. The previously approved preliminary plat included a street and bridge over the detention area. Due to the expense of the bridge and an opportunity to preserve the detention and open space, the area has been redesigned. Sidewalks will be constructed adjacent to each lot, resulting in a continuous connectivity within this subdivision and to adjacent subdivisions. No other trails or greenways are being proposed. The GMP shows no greenways or trails on the property.

W Stenis gave the staff report; Tom McCaleb, engineer for the applicant, was present to answer questions.

- iii. GBC 15-25  
Applicant: Wall Street Place  
Project: TBA  
Location: South side of Tee Drive, between 26<sup>th</sup> Ave and Wall  
Street  
Request: Preliminary Plat (replat)  
Land Use: Commercial

The applicant proposes to divide one large parcel into 6 smaller commercial lots. The zoning will remain the same. Sidewalks will be constructed so that there will be connectivity within this subdivision and the adjacent lots. The GMP does not show any greenways or trails on the property and none are recommended.

W Stenis gave the staff report; Tom McCaleb, engineer for the applicant, was present to answer questions.

- iv. GBC 15-26
  - Applicant: Fulton Street Place, LLC
  - Project: Hatcher Addition
  - Location: 811 24<sup>th</sup> Ave SW
  - Request: Preliminary Plat
  - Land Use: Commercial

This proposal is for a preliminary plat to create 2 commercial lots out of approximately 2 acres. The existing house and out buildings will be removed. Rezoning is also being requested. Sidewalks already exist along Brooks Street and 24<sup>th</sup> Ave connecting to Whittier and Alcott Middle Schools. No trails or greenways are proposed and the GMP shows no greenways or trails on the property. A Land Use Plan Amendment will also be requested.

W Stenis gave the staff report; Brad Worster was present to answer questions.

**Motion** by K Rambo to send the Non-Consent Docket forward with no comments;  
**Second** J McCampbell. All approve.

- i. NON-CONSENT DOCKET
  - There are no non-consent docket items.

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**ITEM NO. 5 BEING: Review by the Chairman of the recommendations for a priority trails proposal. Requesting a vote of approval for the proposal.**

Chair Nanny presented the priority trails proposal. If approved by the Commission it will be presented to the Community and Transportation Committee on October 22.

B Bruce noted that the proposed Little River trail system included a lot of personal property. He asked what kind of owner participation in the Greenbelt philosophy did they anticipate that would lead City Council and the public to choose the Little River trail over the Canadian.

R McKown stated that much of the east/west branch of the Little River trail was parallel to Franklin Road. It would be easy to get an additional 17 feet for an easement.

K Rambo was concerned about the specificity of the dotted lines. Was the drawing more of an expectation?

Chair Nanny said that the trails were more proposals. Perhaps more conceptual.

S Connors said they were more artistic lines.

R McKown said that as capital projects come up in the future, this would be a guide so trails could be included.

B Bruce said that the Commission needed to prepare the City Council with reasons to choose the Little River Trail over the Canadian.

Some points listed: less liability, ease of execution for the easements, alignment with capital improvements, community connection with water resource, and cooperative efforts with the County, State and Corp of Engineers. The new growth of north Norman was also mentioned.

**Motion** by K Rambo to approve the presented trails proposal; **Second** R McKown. All approve.

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**ITEM NO. 6 BEING: Announcements.**

There were no announcements.

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**ITEM NO. 7 BEING: Adjournment.**

The meeting adjourned at 6:35 p.m.

Passed and approved this 19th day of October, 2015.

  
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Mark Nanny, Chair