

FLOOD PLAIN PERMIT COMMITTEE MEETING
201 West Gray, Building A, Conference Room D
Tuesday, September 2, 2014
3:30 p.m.

Minutes

PRESENT: Shawn O’Leary, Director of Public Works
Scott Sturtz, City Engineer
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Neil Suneson, Citizen Member
Sherri Stansel, Citizen Member

OTHERS PRESENT: Joe Willingham, Storm Water Engineer
Julie Shelton, Staff
Mark Daniels, Utilities
Charlie Thomas, Utilities
Jim Speck, Utilities
Ken Mowdy, Utilities
J.W. Dansby, Engineer
Don Garrett, Sutton Woods HOA
Kay Holladay, property owner
Jim Rosenthal, property owner
Jane Barrett, property owner

NOT PRESENT: Susan Connors, Director of Planning/Community Development
Todd McLellan, Development Engineer

The meeting was called to order by O’Leary. It was noted that Connors was not present.

Item No. 1 Approval of Minutes: O’Leary asked for a motion for approval of the minutes from the meeting of August 18, 2014. Suneson noted several typographical errors in item No. 2 that needed to be changed. Motion to approve minutes by Suneson. Seconded by Danner. Approved 6-0.

Item No. 2, Flood Plain Permit Application No. 549: O’Leary stated that the application was submitted by Elaine Sharpe and is a request to remodel the residential structure at 500 West Tonhawa Street. O’Leary informed the committee that McLellan was not present and introduced Joe Willingham, Storm Water Engineer, who would be going over the Staff Report. Willingham introduced the applicant Elaine Sharpe and stated that Dansby Engineering is the engineering firm for the project.

Willingham gave a description of the house to include the square footage, foundation and construction type. It was added that the entire property is located in the Imhoff Creek floodway and that the planned remodeling consists of a new concrete porch, roof repair, new electrical wiring, new a/c, framing, cabinets, drywall, painting and flooring. It was also mentioned that a new patio may be constructed at grade. Willingham stated that the cost to remodel the home and the market value indicate that this project does not meet the 50% substantial improvement threshold.

Applicable ordinance sections were noted to include substantial improvement, fill restrictions, and no rise considerations.

O'Leary asked for additional comments from Dansby or the committee. Stansel asked for clarification of the property owner and Dansby responded that Cleveland County records has the property listed as a trust. Suneson asked questions regarding what attachments are required for submittal with the application. Discussion ensued to include Dansby and the committee and it was found that all requirements were submitted, but, did not need to be included in the packets.

Motion for approval from Sturtz. Seconded by Suneson. Approved 6-0.

Item No. 3, Flood Plain Permit Application No. 550: O'Leary stated that the application was submitted by the Norman Utilities Authority to replace a sanitary sewer pipeline throughout a portion of central Norman located in the Imhoff Creek floodplain.

Willingham introduced Charlie Thomas and Jim Speck. Willingham stated that the focus of the project is to replace sanitary sewer mains and construct new man holes with a portion of the project taking place in the Imhoff Creek floodplain. Boundaries of the project were referenced. It was specified that the lines would be replaced by the pipe-bursting method which involves winching a steal bursting head with new HDPE pipe attached through the existing pipe. Additional information was given explaining the process of replacement.

Applicable ordinance sections were noted to include fill restrictions, utilities constructed to minimize flood damage, in exfiltration of flood waters in utility systems, and no rise considerations.

O'Leary asked for additional comments from the applicant. Thomas noted a slight error in the scope of the project and indicated those corrections. Kay Holiday asked how the project would impact her to include when the project would begin, how long it would last and where it would impact her property. Thomas answered each question to minimize her concerns. Additional questions concerning the project from Don Garrett and Thomas answered as well. Short discussion ensued.

Motion for approval from Danner. Seconded by Sturtz. Approved 6-0.

Miscellaneous Discussion:

Miscellaneous discussion among committee.

Meeting adjourned at 4:05 p.m.