

**GREENBELT COMMISSION  
MINUTES OF  
August 18, 2014**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 18, 2014, at 6:00 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building 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 6:05 p.m.

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

MEMBERS PRESENT:	Donna Brown
	Bob Bruce
	George Dotson
	Jim McCampbell
	Richard McKown
	Mark Nanny
	Karl Rambo
	Lindsay Vedrine

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

GUESTS:	Pam McIntosh
	Ole Marcussen
	Colin Zink
	Mark Cochran
	Sean Rieger
	Elizabeth George

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**ITEM NO. 3 BEING: Approval of the Minutes from the July 21, 2014  
Regular Meeting.**

**Motion** by G Dotson for approval; **Second** by J McCampbell. All approve.

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**ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.**

a. CONSENT DOCKET

- i. GBC 14-13  
Applicant: Bill Wilson  
Location: 60<sup>th</sup> SE and Post Oak Road  
Request: Rural Certificate of Survey  
Land Use: Residential

This project consists of 113 acres. The applicant wishes to create 2 lots – 12 acres and 101 acres.

Wayne Stenis gave the staff report. The applicant was not present.

- ii. GBC 14-14  
Applicant: Mark Cochran  
Location: 2013 West Franklin Road  
Request: Rural Certificate of Survey  
Land Use: Residential

This project consists of 10.3 acres that is currently platted as Alexander Acres, Tract 2. The proposal would subdivide the area into 4 lots approximately 2 acres each and would be renamed Box Acres.

Wayne Stenis gave the staff report. The applicant, Mark Cochran, was present to answer questions.

- iii. GBC 14-15  
Applicant: Landstar Development LLC  
Location: On the east side of 24<sup>th</sup> Ave SE and south of Lindsey St  
Request: Land Use Plan Amendment, Preliminary Plat  
Land Use: Commercial

The applicant proposes a land use plan amendment and preliminary plat for retail and min-storage uses. This is approximately 6.41 acres of vacant and unplatted land.

Wayne Stenis gave the staff report. The applicant's representative, Sean Rieger, was present to answer questions.

- iv. GBC 14-16  
Applicant: Barbara, Matt & Page Musgrave  
Location: Highway 9 and 84<sup>th</sup> Ave  
Request: Rural Certificate of Survey  
Land Use: Residential

This project consists of approximately 19.17 acres which is proposed to be divided into 2 lots – 9.5 acres each.

Wayne Stenis gave the staff report. The applicant was not present.

- v. GBC 14-17  
Applicant: Aria Development LLC  
Location: On the south side of Main Street and east 48<sup>th</sup> Ave NW  
Request: Land Use Plan Amendment, Preliminary Plat  
Land Use: Residential

The project consists of 2.14 acres. The intended use is for single family loft apartments on one platted lot.

Wayne Stenis gave the staff report. The applicant's representative, Sean Rieger, was present to answer questions.

**Motion** by K Rambo to send item GBC Items 14-13 thru 14-17 forward as presented. **Second** by D Brown. All approve.

b. NON-CONSENT DOCKET

- i. GBC 14-18  
Applicant: Sooner Traditions  
Location: On the south side of Tecumseh Rd & west of 24<sup>th</sup> Ave NW  
Request: Land Use Plan Amendment, Preliminary Plat  
Land Use: Commercial and Industrial

The project consists of 8.37 acres and the intended use is for retail and mini-storage.

Wayne Stenis gave the staff report. The applicant's representative, Ole Marcussen, was present to answer questions.

**Motion** by R McKown to send item GBC 14-18 forward. **Second** by K Rambo. All approve. The Commission would like to applaud the developer for following the Best Management Practices on this project.

- ii. GBC 14-19
  - Applicant: Bio-Cide International
  - Location: On the east side of north Flood Ave. at 24<sup>th</sup> Ave. NW
  - Request: Preliminary Plat
  - Land Use: Industrial

This project consists of approximately 15.78 acres to be used for retail and other uses allowed in the I-1 Zone.

Wayne Stenis gave the staff report. The applicant's representative, Sean Rieger, was present to answer questions.

**Motion** by J McCampbell to send item GBC 14-19 forward. **Second** by D Brown. All approve. The Commission would like to acknowledge the job the applicant has done in incorporating trail features throughout the project. They pointed out the use of natural features and utility easements to enhance the greenbelt system.

- III. GBC 14-20
  - Applicant: Builders Rock Creek Land Investments
  - Location: On the east side of 12<sup>th</sup> Ave. NW and ½ mile north of Rock Creek Rd.
  - Request: Land Use Plan Amendment and Preliminary Plat
  - Land Use: Residential

This project consists of approximately 10.48 acres and is intended for single family residential use.

Wayne Stenis gave the staff report. The applicant's representative, Sean Rieger, was present to answer questions.

R McKown recused himself from this item.

**Motion** by K Rambo to send item GBC 14-20 forward. **Second** by D Brown. All approve. The Commission commends the applicant in:

- Making a connection possible with the housing development and urban park land, both to the east of this project;
- Allowing access to the detention pond through a cul-de-sac;
- Considering the trails pointed out in the Greenway Master Plan northward to the Little River area; and
- Creating opportunities for future connection of Legacy Trail at Robinson north to the Little River area.

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**ITEM NO. 5 Miscellaneous Discussion.**

Lindsay Vedrine was introduced as the new Ward 2 Commissioner.

Colin Zink commented that at the last meeting comments had been made pertaining to the trees being destroyed at the proposed Walmart site. As a follow up to these comments, he said that the trees hadn't been maintained in a very long time and that the trees were nearing the end of their life span.

Susan Connors introduced Colin Zink. He will be up for approval at the August 26<sup>th</sup> City Council meeting as the new Ward 7 Commissioner. He recently graduated from OSU with a forestry degree.

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**ITEM NO. 6 BEING: Adjournment.**

The meeting was adjourned at 7:20 p.m.

Passed and approved this 15<sup>th</sup> day of September 2014.

Mark A. Nanny  
Mark Nanny, Chair