

BOARD OF ADJUSTMENT MINUTES

OCTOBER 26, 2016

The Board of Adjustment of the City of Norman, Cleveland County, Oklahoma, met in Regular Session in Conference Room D of the Norman Municipal Building A, 201 West Gray, at 4:30 p.m., October 26, 2016. Notice and agenda of said meeting were posted in the Municipal Building at the above address and at www.normanok.gov/content/board-agendas at least 24 hours prior to the beginning of the meeting.

Item No. 1, being:

CALL TO ORDER

Chairman Andrew Seamans called the meeting to order at 4:30 p.m.

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Item No. 2, being:

ROLL CALL

MEMBERS PRESENT

Hank Ryan
Curtis McCarty
Andrew Seamans

MEMBERS ABSENT

Nils Gransberg

A quorum was present.

STAFF PRESENT

Susan Connors, Director, Planning & Community
Development
Wayne Stenis, Planner II
Leah Messner, Asst. City Attorney
Roné Tromble, Recording Secretary
David Woods, Oil & Gas Inspector

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Item No. 3, being:

APPROVAL OF MINUTES OF THE SEPTEMBER 28, 2016 REGULAR MEETING

Curtis McCarty moved to approve the minutes of the September 28, 2016 Regular Meeting as presented. Hank Ryan seconded the motion.

There being no further discussion, a vote was taken with the following result:

YEAS

Hank Ryan, Curtis McCarty, Andrew Seamans

NAYS

None

ABSENT

Nils Gransberg

Ms. Tromble announced that the motion to approve the September 28, 2016 Minutes as presented passed by a vote of 3-0.

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Item No. 4, being:

BOA-1617-13 – FINLEY RESOURCES, INC. REQUESTS A VARIANCE FROM THE REQUIREMENT TO INSTALL FENCING AROUND THE WELL AND TANK BATTERY FOR ONE SITE GENERALLY LOCATED ON THE WEST SIDE OF 48TH AVENUE N.W. APPROXIMATELY ½ MILE SOUTH OF TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Application with Attachments, Location Maps & Aerial Photos

PRESENTATION BY STAFF:

Ms. Connors reviewed the staff report, a copy of which is filed with the minutes. This item was postponed from the September 28, 2016 meeting because the applicant wished to have an opportunity to discuss putting a gate up at this well site with the surface owner. Staff does not support the variance request based on the oil and gas regulations approved by City Council.

PRESENTATION BY THE APPLICANT:

Sam Carroll, Senior Land Man for Finley Resources – We just postponed that to see if we could get a gate on, and we can. According to Fred when I talked to him, we were supposed to have that gate installed. I don't have that verified, but we are going to install a gate.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Hank Ryan moved that the Variance on Oklahoma B-16-2 be granted to expire on December 31, 2020. Curtis McCarty seconded the motion.

There being no further discussion, a vote was taken with the following result:

YEAS	Hank Ryan, Curtis McCarty, Andrew Seamans
NAYS	None
ABSENT	Nils Gransberg

Ms. Tromble announced that the motion, to grant the Variance for Oklahoma B-16-2 to expire on December 31, 2020, passed by a vote of 3-0.

Mr. Seamans noted the ten-day appeal period before the Board's action is considered final.

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Item No. 5, being:

BOA-1617-16 – JANUARY INVESTMENTS, L.L.C. REQUESTS A VARIANCE FROM THE REQUIREMENT TO INSTALL FENCING AROUND THE WELL AND TANK BATTERY FOR ONE SITE GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF 48TH AVENUE N.W. AND ROCK CREEK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Staff Report
2. Application with Attachments, Location Maps & Aerial Photos

PRESENTATION BY STAFF:

Ms. Connors reviewed the staff report, a copy of which is filed with the minutes. There were no protests filed on this request. Staff does not support this request based on the oil and gas regulations approved by City Council.

Mr. McCarty – I think the gate is new. I saw it yesterday morning, and I don't think I have ever seen the gate until yesterday. I don't know when it went up, but I drive by there almost every day. This has a fence all the way around it; it doesn't meet the requirements, but it's got a steel pipe fence all the way around it.

Mr. Woods – This well location is exactly like the other one that we looked at. They're both in the same horse ranch. It had been discussed that if they needed a gate, they'd put up a gate.

PRESENTATION BY THE APPLICANT:

The applicant was not present, due to a misunderstanding of the meeting time.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE BOARD OF ADJUSTMENT:

Hank Ryan moved to grant the variance as requested on the Oklahoma B-16-3 to expire on December 31, 2020. Curtis McCarty seconded the motion.

There being no further discussion, a vote was taken with the following result:

YEAS	Hank Ryan, Curtis McCarty, Andrew Seamans
NAYS	None
ABSENT	Nils Gransberg

Ms. Tromble announced that the motion, to grant the variance for the Oklahoma B-16-3 fencing until December 31, 2020, passed by a vote of 3-0.

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Item No. 6, being:

MISCELLANEOUS COMMENTS

None

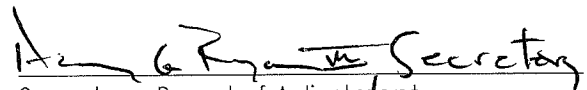
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Item No. 7, being:

ADJOURNMENT

There being no further business and no objection, the meeting adjourned at 4:37 p.m.

PASSED and ADOPTED this 7th day of December, 2016.


Secretary, Board of Adjustment