

**GREENBELT COMMISSION  
MINUTES OF  
February 20, 2017**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on February 20, 2017 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 6:05.

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

MEMBERS PRESENT:

George Dotson  
Samantha Luttrell  
Mark Nanny  
Lindsay Vidrine  
Colin Zink

MEMBERS ABSENT:

Michelle Chao  
Karl Rambo  
Kendra Streeter

STAFF MEMBERS PRESENT:

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

GUESTS PRESENT:

Connie Offenburger  
Grant Offenburger  
Sean Rieger  
Terry Floyd

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**ITEM NO. 3 BEING: Approval of the Minutes from January 23, 2017 Regular Meeting.**

**Motion** by G Dotson for approval; **Second** C Zink. All approve.

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

**Motion** by G Dotson to remove items GBC 17-6 and GBC 17-7 from the Consent Docket;  
**Second** S Luttrell. All approve.

a. CONSENT DOCKET

- i. GBC 17-4  
Applicant: John Offenburger  
Location: 5600 East Robinson Street  
Request: Rural Certificate of Survey  
Land Use: Residential

The applicant proposes a rural certificate of survey to allow the existing residence on 10 acres and a mobile home on 57 acres. To allow for replacement of the mobile home, which was never permitted, the lot must be separate from the existing house. Sidewalks are not required and there are no parks or schools within ½ mile of the site. There is no floodplain or WQPZ. The GMP shows a developer provided trail but not a greenway.

- ii. GBC 17-5  
Applicant: Victory Christian Church  
Location: ½ mile south of 84<sup>th</sup> SE & Post Oak Rd  
Request: Rural Certificate of Survey  
Land Use: Industrial/Residential

The applicant purposes a rural certificate of survey to allow 3 lots for residential use. No changes to the site plan are anticipated and sidewalks are not required. There are no parks or schools within ½ mile of the site. The GMP shows no trail but the site will retain a substantial amount of open space.

**Motion** by G Dotson to send GBC 17-4 and GBC 17-5 forward with no comments;  
**Second** L Vidrine. All approve.

b. NON-CONSENT DOCKET

- i. GBC 17-6  
Applicant: Wally G Kerr  
Location: 801 36<sup>th</sup> Ave MW  
Request: Land Use Plan Amendment  
Land Use: Commercial

The applicant proposes a land use plan amendment to allow for development of retail and office space. The lot is approximately 0.75 acres. There is an existing 5-foot sidewalk adjacent to 36<sup>th</sup> and parkland to the east. Rezoning to PUD is anticipated. The GMP shows the existing sidewalk as a high priority trail.

W Stenis gave the staff report; Sean Rieger was present to answer questions.

The Commissioners expressed concern about the large amount of paving on such a small lot. Mr. Rieger stated that the drainage report would have been submitted when the parcel was been platted. Runoff would go into the Brookhaven Creek. The entrance would align with Bob White and no traffic signals would be needed.

**Motion** by L Vidrine to send GBC 17-6 forward with the Commission asking that the applicant be mindful of the possible damage to the creek bed due to the runoff;  
**Second** G Dotson. All approve.

- ii. GBC 17-7  
Applicant: City of Norman  
Location: NW corner of James Garner Ave & W Acres St  
Request: Land Use Plan Amendment  
Land Use: Institutional

The applicant proposes a land use plan amendment to allow the construction of a new 78,700 square foot Norman Public Library Central facility. The area is approximately 7.1 acres and would include 295 parking spaces, a geology garden, storm water bio-swales, a sizeable underground water detention system, and a large pedestrian plaza for foot traffic around the building. The site is coordinated with Legacy Trail and James Garner Boulevard and the Trail will be relocated in conjunction with improvements at James Garner Blvd. Ten parks/schools are within ½ mile of the project. Construction should begin late spring or early summer, with a construction timeline of 2 years. The GMP shows the existing Legacy Trail adjacent to the east boundary of the property.

**Motion** by G Dodson to send GBC 17-7 forward with the following comments:

The Commission thanked the applicant for the overall design of the projects and for working Legacy Trail and indigenous plants into the design. They asked that artful bike racks be considered and a "bike community area" or "bike spots" be at various locations around the building. **Second** S Luttrell. All approve.

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**ITEM NO. 5 BEING: Announcements.**

S Connors will let the Commission know about the next process for the Priority Trail System as soon as she knows.

She also asked that the Commissioners let staff know if they will or will not be attending meetings as quickly as possible.

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

The meeting adjourned at 6:50 p.m.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 201~~6~~<sup>7</sup>.

  
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**Mark Nanny, Chair**