

**GREENBELT COMMISSION  
MINUTES OF  
September 18, 2017**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on September 18, 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.**

Co-Chair Karl Rambo called the meeting to order at 6:05.

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

MEMBERS PRESENT:

George Dotson  
Samantha Luttrell  
Liz McKown  
Mark Nanny  
Karl Rambo  
Lindsay Vidrine  
Colin Zink

MEMBERS ABSENT:

Michelle Chao  
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:

Max Morris  
Will Sullins

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**ITEM NO. 3 BEING: Approval of the Minutes from August 21, 2017 Regular Meeting.**

**Motion** by G Dotson for approval; **Second** L McKown. All approve.

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

a. CONSENT DOCKET

i. GBC 17-15

Applicant: Indian Hill Investment Group, LLC  
Location: North side of Indian Hills Rd, east of I-35  
(2855 Indian Hills Rd)  
Request: Land Use Plan Amendment & Preliminary Plat  
Land Use: Vacant

The applicant proposes a land use plan amendment and preliminary plat to allow for a warehouse and parking on one lot and undeveloped flood plain on the other lot. The total 16.33 acres is proposed for platting but the land use plan amendment and rezoning only includes the SW 3.45 acres.

There is no school or public park land within ¼ mile of the site. No sidewalks or community wide trail will be included. The Greenways Master Plan shows one developer provided trail on Indian Hills Road. There are no existing trail connections east or west of this property. While there is an ODOT study which might reconfigure the adjacent Indian Hills Road and I-35 interchange, it is premature to recommend that this development contribute to the greenways and trails at this time.

Wayne Stenis gave the staff report; Max Morris and Will Sullins from Crafton Tull were present to answer questions.

Susan Connors updated the Commission that in today's Plat Review, per the tiny strip of sidewalk that would need to be installed along Indian Hills by the applicant, the applicant would be requesting a variance or deferral due to the upcoming Indian Hills project.

There were no comments the Commission wished to make to be forwarded to the Planning Commission.

ii. GBC 17-16

Applicant: Hallbrooke Development Group One, LLC  
(Hallbrooke Addition)  
Location: South & West of Rock Creek Rd and 24<sup>th</sup> Ave NE  
Request: Preliminary Plat  
Land Use: Vacant

This is a resubmittal. The preliminary plat has expired and a GES was not required at the initial submittal. The applicant proposes a preliminary plat to allow for a single family residential development.

There is a public park ¼ mile from the site, with frontage on Rock Creek Road and 24<sup>th</sup> Avenue NE. Public open space and a detention pond will be provided. Sidewalks will be built as required adjacent to each residence and adjacent to the arterial streets. The Greenways Master Plan shows greenway or trail opportunities which will be or are provided in the proposal.

Wayne Stenis gave the staff report; the applicant did not have anyone in attendance.

S Luttrell asked if this project would reconstruct the sidewalks along 24<sup>th</sup> which are in poor condition. S Connors stated that there is a bond project to fix the sidewalks along 24<sup>th</sup>.

The Commission was concerned about the lack of access to the NE Lion's Park, which is essentially boxed off from the neighborhoods. They suggested platting a POA owned parcel between Lots 9 and 10 of Block 2, to allow walking access to the greenspace leading to the park.

**Motion** by K Rambo to send GBC 17-15 forward with no comments and GBC 17-16 forward with the above comment pertaining to the park access; **Second** L Vidrine. All approve.

b. NON-CONSENT DOCKET

None.

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

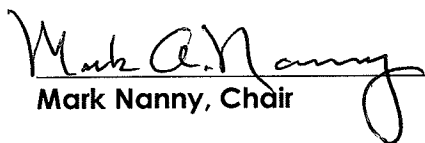
S Connors stated that the Greenway Priority Trails document was not scheduled to be heard by City Council. She suggested contacting their Councilmember to get the topic back into the system. Staff will send the revised map to the Commissioners. Naming some of the trails has not been completed.

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

The meeting adjourned at 6:50 p.m.

Passed and approved this 16th day of October, 2017.

  
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Mark Nanny, Chair