

**GREENBELT COMMISSION
MINUTES OF
February 19, 2018**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on February 19, 2018 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 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
Liz McKown
Mark Nanny
Karl Rambo

MEMBERS ABSENT:

Michelle Chao
Kendra Streeter
Lindsay Vidrine
Colin Zink

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:

Blaine Nice
Muhammad Khan
Colby Codner

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ITEM NO. 3 BEING: Approval of the Minutes from January 11, 2017 Regular Meeting.

Motion by G Dotson for approval; **Second** S Luttrell. All approve.

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

a. CONSENT DOCKET

- i. GBC 18-02
Applicant: Grace Living Center
Location: SE of the intersection of 48th and Main
Request: Land Use Plan Amendment and Preliminary Plat
Land Use: Commercial and medium density residential

The applicant proposes a preliminary plat and land use plan amendment to combine the existing nursing home on 48th with the vacant lot on Main. This will result in one platted lot. A skilled nursing facility, rehabilitation facility, medical clinic and educational classrooms will be constructed on the vacant lot. Greenspace, sidewalks and landscaping will be provided as required. 5-foot sidewalks will be provided on both frontages. No trails or pathways are proposed. The Greenways Master Plan shows no trail along Main or 48th adjacent to the property.

W Stenis gave the staff report; Blaine Nice was present to answer questions.

- ii. GBC 18-03
Applicant: 48th and Alameda, LLC
Location: 1000 36th Ave SE
Request: Preliminary Plat
Land Use: Commercial

The applicant proposes a preliminary plat to allow development of a gymnasium for use by students of the adjacent private school. Lot 1 is the existing school. Lot 2 will be the proposed gym and parking lot. Lot 3 is the site of an existing storage building. There are no proposed greenspaces, sidewalks or landscaping other than the open space remaining on the larger lots. Sidewalks are not required. The Greenways Master Plan shows a low priority developer provided trail along the southern boundary

W Stenis gave the staff report; Colby Codner was present to answer questions.

- iii. GBC 18-04
Applicant: Jared Miller
Location: East side of 60th NE, between Robinson & Rock Creek
Request: Rural Certificate of Survey
Land Use: Residential

The applicant proposes a rural certificate of survey to allow development of 8 residential lots. Currently there is a residence and out buildings on the property. Access to the lots is by a private roadway easement. Sidewalks are not required. The Greenways Master Plan shows a low priority developer provided trail along the northeast corner along the WQPZ. No trail is recommended along 60th Ave.

W Stenis gave the staff report; Colby Codner was present to answer questions.

- iv. GBC 18-05
 - Applicant: Richard Byrd
 - Location: East side of 48th SE between SH9 and Cedar Lane
 - Request: Rural Certificate of Survey
 - Land Use: Residential

The applicant proposes a rural certificate of survey to allow development of 2 residential lots. An existing barn and residence on Tract 2 will remain. Access to the rear lot is by a private roadway easement. Sidewalks are not required. The Greenways Master Plan shows a long term priority trail adjacent to this property.

W Stenis gave the staff report; Colby Codner was present to answer questions.

Motion by S Luttrell to send GBC 18-02, 18-03, 18-04 and 18-05 forward with no comments; **Second** L McKown. All approve.

NON-CONSENT DOCKET

None

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ITEM NO. 5 BEING: Announcements.

Chair Nanny stated that he had attended a meeting concerning the property at 36th and Robinson. One of the big problems concerning the area is that the City owns a lot of the land around it. While the neighborhood had a 93% protest, the City owned land is still counted in the percentage.

S Connors explained that the City does not protest an application as a landowner. A 93% protest would require a super majority vote of 7 to approve it, and a vote of 5 to deny it. She reminded the Commission that the land has been platted and zoned for many years and that apartments could be built on it as it stands. The owners felt that offices would be better but some of the neighbors do not want it built on at all.

Chair Nanny said that there were also questions concerning the developers putting down money in lieu of parkland. Why couldn't this money be used to buy the land and keep it as greenspace?


S Connors explained that the money in that fund is used for parkland improvement. Generally when the City receives parkland it is unimproved and the fund is needed to make the parkland useable. This fund is used in the general area where it is taken from. An agenda item is to be added next month to discuss if the President's Day meeting should be moved to a week later.

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

The meeting adjourned at 6:25 p.m.

Passed and approved this 16th day of April, 2018.

  
Mark Nanny, Chair  
