

**GREENBELT COMMISSION
MINUTES OF
September 16, 2019**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on September 16, 2019 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 George Dotson called the meeting to order at 6:00 p.m.

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

**MEMBERS PRESENT:**

George Dotson  
Marguerite Larson  
Mark Nanny  
Colin Zink  
Liz McKown

**MEMBERS ABSENT**

Cody Franklin  
Samantha Luttrell  
Lindsay Vidrine

**STAFF MEMBERS PRESENT:**

Anais Starr, Planner II  
Tara Reynolds, Admin Tech III  
Jack Burdett, Subdivision Development  
Coordinator

**GUESTS PRESENT:**

Bill Swain, ECCGRP  
Mark & Nina Shuman Van's Pig Stand  
Lang Lew, Avara  
Sean Reiger  
Peter Petramelli

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ITEM NO. 3 BEING: Approval of the Minutes from August 19, 2019 Regular Meeting.

Motion by Mark Nanny for approval; **Second** Margeurite Larson. All approve.

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

**CONSENT DOCKET**

**GBC 19-16**

Applicant: CCDG, L.L.C.  
Project: Cobblestone Creek Senior Community  
Location: Along the west side of the Cobblestone Creek Residential  
Community, fronting 12<sup>th</sup> Ave .S.E.  
Request: Land Use Plan Amendment & Preliminary Plat

NORMAN 2025 Land Use: Current – Low Density Residential Designation  
Proposed – High Density Residential

Sean Reiger addressed the Commission about this Senior Living proposal. The use has changed slightly because it was changed to an independent living project from an assisted living project, and the site plan was modified. It is the same number of units, but the units are larger, so it expanded to the east. There will be sidewalks on all sides, and it will be handicapped accessible.

**Motion** by Colin Zink to forward this item with no comments; **Second** by Liz McKown. All approve.

**GBC 19-17**

Applicant: TJ Food & Fuel  
Project: Mixed Use – Commercial & Residential  
Location: 765 Jenkins  
Request: Land Use Plan Amendment

NORMAN 2025 Land Use: Current – Low Density Residential  
Proposed – Mixed Use – Commercial & Residential

Peter Petromilli addressed the Commission about this project. Use change to mix use to have retail on the first floor and residential apartments on the top floor. 1 parking space for each bed of the residence in the rear. They are meeting the requirements for the Center City Form Based Code.

**Motion** by Liz McKown to forward this item with no comments; **Second** by Marguerite Larson. All approve.

**GBC 19-18**

Applicant: Jerry's L.L.C.  
Project: Accessory Parking Lot  
Location: 325 E. Tonhawa  
Request: Land Use Plan Amendment

NORMAN 2025 Land Use: Current – Low Density Residential  
Proposed –Commercial

Mark Schuman addressed the Commission regarding this project. The City is doing work and will be taking part of the Van's parking lot, so they will need to replace that parking. They purchased a neighboring deteriorating house and are proposing putting a parking lot there. They will end up with about the same amount of parking spaces as before. They will be putting up a fence around the proposed lot, and a strip of landscaping. There are several large trees on the property they will attempt to keep.

**Motion** by Mark Nanny to forward this item with a comment to attempt to preserve any healthy trees if possible; **Second** by Liz McKown. All approve.

GBC 19-19

|                       |                                                                        |
|-----------------------|------------------------------------------------------------------------|
| Applicant:            | Avara Technologies                                                     |
| Project:              | TBD                                                                    |
| Location:             | West side of 12 <sup>th</sup> Avenue S.E. and south of State Highway 9 |
| Request:              | Preliminary Plat                                                       |
| NORMAN 2025 Land Use: | Current – Industrial<br>Proposed – No Change                           |

Lang Lew addressed the Commission regarding this project. Avara is requesting to re-plat the property so they can sell the eastern lot. There is no trail system. There is an existing sidewalk and bike lane on 12<sup>th</sup> street.

**Motion** by Liz McKown to forward this item with no comments; **Second** by Mark Nanny. All approve.

**NON-CONSENT DOCKET**

**None**

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

The Commission requests staff presentations for consent items. Due to staff constraints, it is difficult to prepare staff presentations for consent items at this time. There will be a discussion item on the next agenda about the purview of the Greenbelt Commission for clarity. The Commission requests the staff reports be shown on the screen during meetings. The meeting invitation to Mayor Clark was passed along. There is no update on the Director of Planning position being filled.

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ITEM NO. 6 BEING: Adjournment.

The meeting was adjourned at 6:41 pm.

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Passed and approved this 21 day of October, 2019.

  
George Dotson, Chair