

**GREENBELT COMMISSION
MINUTES OF
August 16, 2021**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 16, 2021 at 5:30 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 5:30 p.m.

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

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|------------------------|------------------------------------------------------------------------------------------------------------------|
| MEMBERS PRESENT:       | George Dotson<br>Mark Nanny<br>Andrew Hewlett<br>Rachel Wyatt-Swanson<br>Maureen Chittenden<br>Marguerite Larson |
| MEMBERS ABSENT:        | Bryan Bloom<br>Robert Huskey                                                                                     |
| STAFF MEMBERS PRESENT: | Logan Hubble, Planner I                                                                                          |
| GUESTS PRESENT:        | Sean Rieger<br>Gunner Joyce                                                                                      |

**ITEM NO. 3 BEING: Approval of the Minutes from July 19, 2021 Greenbelt Regular Meeting.**

**Motion** by Commissioner Mark Nanny for approval; **Second** by Commissioner Maureen Chittenden. All approve.

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

**CONSENT DOCKET**

**GBC 21-22**

Applicant: United Pentecostal Church of Norman  
Project: Apostolic Worship Center  
Location: 3221 N. Porter Ave.  
Request: Preliminary Plat

Zoning: A-2, Rural Agricultural District  
Norman 2025 Land Use: Institutional

**GBC 21-23**

Applicant: Food and Shelter, Inc.  
Project: Food and Shelter Expansion  
Location: Immediately South of Lot 1, Block 1 of Food and Shelter Section 1  
Request: Preliminary Plat  
Zoning: PUD, Planned Unit Development  
Norman 2025 Land Use: Institutional and Floodplain

**GBC 21-24**

Applicant: Byren and Katherine Trent  
Project: Trent Estates  
Location: 96<sup>th</sup> Ave. N.E., North of Arrowhead Dr.  
Request: Norman Rural Certificate of Survey  
Zoning: RE, Residential Estates District  
Norman 2025 Land Use: Floodplain and Country Residential

Commissioner Larson – Once the applicant sells the property can they do what they want because it is private property? Can they put a shopping mall at this site?

Must meet the Zoning regulations for A-2 District.

**GBC 21-25**

Applicant: Tony Waggoner  
Project: Cedar Creek Ranch  
Location: 132<sup>nd</sup> Ave. S.E., between E. Post Oak Rd. and Etowah Rd.  
Request: Norman Rural Certificate of Survey  
Zoning: A-2, Rural Agricultural District  
Norman 2025 Land Use: Country Residential

**GBC 21-26**

Applicant: Skyridge Homes, Inc.  
Project: Siena Springs Phase 2  
Location: North of Lindsey St., East of 24<sup>th</sup> Ave. S.E.  
Request: Preliminary Plat  
Zoning: PUD, Planned Unit Development  
Norman 2025 Land Use: Low Density Residential

Commissioner Nanny - Connection to Summit Lakes, kids can walk to the park at Summit Lakes?

Correct, access/connection is included.

**GBC 21-27**

Applicant: Pristine, LLC and Sporting Oklahoma, Inc.  
Project: The Sporting Club  
Location: South of W. Indian Hills Rd., between 72<sup>nd</sup> Ave. N.W. and 60<sup>th</sup> Ave. N.W.  
Request: Norman Rural Certificate of Survey  
Zoning: A-2, Rural Agricultural District  
Norman 2025 Land Use: Floodplain

Commissioner Dotson - Entirely in flood plain, will it restrict structures?

Any proposed structures in the flood plain will require approval from the Flood Plain Committee.

Commissioner Hewlett – Indoor soccer club?

No, outdoor fields.

**GBC 21-28**

Applicant: Sooner Investments, L.L.C.  
Project: Commercial Retail Center  
Location: 1027 and 1035 S. Berry Rd.  
Request: NORMAN 2025 Land Use Plan Amendment  
Zoning: CO, Suburban Office Commercial District and R-1, Single Family Dwelling District  
Proposed Zoning: SPUD, Simple Planned Unit Development  
Current Norman 2025 Land Use: Office and Low Density Residential  
Proposed Norman 2025 Land Use: Commercial

Applicant Representative – Gunner Joyce - Modifications made, pushed building toward street, updated the site plan no real change of open space, 65% max coverage

Commissioner Larson – Saving the trees in the right-of-way?

Applicant Representative – Sean Rieger – We cannot remove the trees in the right-of-way.

Commissioner Hewlett – Likes the parking lot behind the building.

Commissioner Dotson – Last time reviewed, main concern was access on Lindsey and proximity.

Applicant Representative – Sean Rieger – Drive location is within the standards of the City of Norman, entrance and exit. Last time we were not within the standards are now.

Commissioner Hewlett – There is a fabric of the neighborhood feel, to see it change at the corner – moving the cheese, so to speak. So I can see how the neighborhood is concerned.

Applicant Representative – Sean Rieger – Large setback to pull building away from residential property to north and add trees for buffer.

**Motion** by Commissioner Swanson to forward items 21-22 through 21-28 to Council; **Second** by Commissioner Chittenden. All approve.

**NON-CONSENT ITEMS**

None

**ITEM NO. 5 BEING: Miscellaneous Discussion**

Commissioner Nanny – Don't know if anyone watched the Oversight meeting – discussed working to consolidate committees/commissions. Thinking of consolidating Greenbelt with another Board – realized this is not a good idea.

We need to get back in front of the new City Council to let them know our thoughts. Article XXI in front of Community Planning and Transportation Committee (CPTC), happy to present to City Council our proposal of Article XXI and revisit the goals of Greenbelt Commission and priority trail options.

Commissioner Dotson – Definitely have missed opportunities for us to give input.

Staff - Changes in Article XXI really get you where you need to be?

Commissioner Nanny (summary) – Article XXI is vague. With proposed changes in Article XXI - will allow GBC to have more consideration of input – if we are to only focus on trails – as has been the determination – then why is the GES considering greenways/greenspaces – the “24” items the applicant is required to complete on the GES deals with more than just trails - then why can't we as GB comment and review for more opportunities? Firming up the wording of Article XXI to allow review/consideration of more than trails is needed. GB could be identifying funds to help city develop trails – bring trails to fruition.

Commissioner Hewlett – Constraints? Norman or State?

Commissioner Nanny – Property rights can stop possible development of trails. Priority trails are key. When development occurs around the priority trails, developers should be encouraged to create/connect to trails/priority trails. What is feasible? Need to be in front of opportunities to establish trails.

**ITEM NO. 6 BEING. Adjournment**

The meeting was adjourned at 6:15 p.m.

Passed and approved this 18<sup>th</sup> day of October 2021.

  
George Dotson, Chair