

**GREENBELT COMMISSION
MINUTES OF
March 15th, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on March 15th, 2022 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.**

**MEMBERS PRESENT:**

Mark Nanny  
George Dotson  
Andrew Hewlett  
Rachel Wyatt-Swanson  
Zach DuFran  
Marguerite Larson

**MEMBERS ABSENT:**

Robert Huskey  
Kristina Wyckoff  
Maureen Chittenden

**STAFF MEMBERS PRESENT:**

Colton Wayman, Planner I  
Jack Burdett, Subdivision Development Coordinator  
Jessica Steele, Administrative Technician III

**GUESTS PRESENT:**

None

**ITEM NO. 3 BEING: Approval of the Minutes from February 15<sup>th</sup>, 2022 Greenbelt Regular Meeting.**

**Motion** by Rachel Wyatt-Swanson for approval; **Second** by Andrew Hewlett.

*The motion was passed unanimously, with no objections.*

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

**CONSENT DOCKET**

**INFORMATION:** These items are placed on the agenda so that the Greenbelt Commission, by unanimous consent, may designate those items that they wish to approve by one motion. Any of

these items may be removed from the Consent Docket and be heard in its regular order. Staff recommends that Item GBC 22-07 be placed on the consent docket for a Finding of No Greenbelt Opportunity.

**GBC 22-07**

Applicant: Fred Thomas, IV; Hampton Homes, LLC

Project: Avadon Terrace Addition

Location: 4.05 acres of property generally located north of 1700 N. Porter Avenue

Request: Preliminary Plat, Rezoning

Current Zoning: R-1, Single Family Dwelling District

Proposed Zoning: SPUD, Simple Planned Unit Development

NORMAN 2025 Land Use: Institutional

Proposed NORMAN 2025 Land Use: Medium Density Residential

**Motion** by Rachel Wyatt-Swanson to approve consent docket as submitted; **Second** by Andrew Hewlett.

*The motion was passed unanimously, with no objections.*

Commission discussion consisted of:

- Proposal indicates platting of 24 lots.
- Mark Nanny inquires about the use of what looks like a small retention pond on the property in question.
- Staff Jack Burdett confirms this is a shallow detention pond, used for collecting runoff. There will possibly be soccer fields at this site.
- George Dotson confirms there are no thru-connections present on the lot in question; the small subdivision will have only one entrance/exit to Porter Ave.
- Sidewalks, 5 feet in width, already exist along Porter Ave, which allows connection to trails via this walkway. Therefore, no opportunities for trails exists in this case.

There being no further discussion, a vote on the motion was taken with the following outcome:

*The motion was passed unanimously, with no objections.*

**NON-CONSENT ITEMS**

None

**ITEM NO. 6 BEING: Miscellaneous Discussion**

Miscellaneous discussion consisted of:

- Rachel voices support of more affordable housing options; wants to see more developments that involve affordable options.
- Turnpike proposal briefly discussed. Marguerite invites all to join in the protest at the capitol on March 24<sup>th</sup>.

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- Greenbelt Commission tentatively scheduled to meet with Oversight Committee on April 14<sup>th</sup> at 4:00 pm. Mark and George will attend, and Andrew may also join. Care will be taken to avoid a quorum.
- Mark Nanny shares information about a working group he was invited to join, headed by Eli Bridge and other biologists, architects and developers in the community with aims to support and recruit more nature-friendly designs in developments. Idea of a “functional ecosystem” is discussed. Mark spoke with the group about including greenways, trails to connect the already-present neighborhoods with green spaces. The importance of this green, nature-inclusive initiative seems to have a lot of community support and interested parties. Mark shared with the group his plans to speak with the Oversight Committee on April 14<sup>th</sup>, to hopefully gain more insight about how to make some of these changes possible. It will be good to offer incentives to developers to encourage the construction of green spaces and green trail systems. Zoning issues will need to be considered that would allow for more green space development as well. Mark is hoping to get feedback from developers to figure out what they would be responsive to.
- George explains the need for developers to come together and talk about possible solutions, it is important to get them on board with green initiatives.
- Cost of green development must also be financially feasible for the community.
- George reminds the Commission of the difficulties they have experienced in the past around trying to build trails along creeks/rivers; private property owners are not open to this currently.
- Mark Nanny would like to see green infilling strategies to incorporate more green-friendly designs in already-existing neighborhoods and areas.

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 5:55 p.m.

Passed and approved this 19<sup>th</sup> day of April 2022.

  
George Dotson, Chair