



CITY OF NORMAN, OK GREENBELT COMMISSION

Development Center, Conference Room, 225 N. Webster Avenue, Norman,
OK 73069

Tuesday, February 21, 2023 at 5:30 PM

MINUTES

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, retaliation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please contact the ADA Technician at 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

Item A. Call to Order

Chair George Dotson called the meeting to order at 5:30 p.m.

Item B. Roll Call

PRESENT

Commissioner Andrew Hewlett
Commissioner - Chair George Dotson
Commissioner Kristina Wyckoff
Commissioner - Vice Chair Mark Nanny
Commissioner Rachel Wyatt-Swanson
Commissioner Richard Bornhauser

ABSENT

Commissioner Maureen Chittenden
Commissioner Marguerite Larson
Commissioner Zach Dufran

STAFF MEMBERS PRESENT

Colton Wayman, Planner I
Whitney Kline, Administrative Technician III
Jack Burdett, Subdivision Development Coordinator

GUESTS PRESENT

Tim Pollard – 6951 72nd Ave NE Norman, OK

Item C. Approval of the December 20, 2022 Greenbelt Commission Minutes.

1. December 20, 2022 Greenbelt Commission Minutes.

Motion by Rachel Wyatt-Swanson for approval; **Second** by Mark Nanny.

The motion was passed unanimously, with no objections.

Item D. 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 GBC 23-02 be placed on the consent docket with a Finding of No Greenbelt Opportunity.

2. GBC 23-02

APPLICANT:	Danny Lovett
LOCATION:	7935 E. Post Oak Road
PROPOSAL:	Lovett Ranch Certificate of Survey (COS); Divide approximately 80 acres into 2 tracts
NORMAN 2025 LAND USE:	Current: Country Residential; Proposed: Country Residential
LAND USE:	Current: Single-family residential; Proposed: Single-family residential North: Vacant; West: Single-family residential; South: Single-family residential; East: Single-family residential/Vacant
ZONING:	Current: A-2, Rural Agricultural District; Proposed: No Change North: A-2, Rural Agricultural District; West: A-2, Rural Agricultural District; South: A-2, Rural Agricultural District; East: A-2, Rural Agricultural District

Motion by Rachel Wyatt-Swanson for approval; **Second** by Kristina Wyckoff.

The motion was passed unanimously, with no objections.

E. Review of the Greenbelt Enhancement Statements - NON-CONSENT DOCKET

3. GBC 23-01

APPLICANT:	Edwin Rule
LOCATION:	Generally 1/2 mile west of Porter Avenue on the south side of Franklin Road
PROPOSAL:	Rule's Emerald Springs Certificate of Survey (COS); Amend the previous COS to include an additional 10.01 acre tract for residential development

NORMAN 2025 LAND USE:
LAND USE:

Current: Very Low Density Residential
Current: Single-family residential;
Proposed: Single-family residential
North: Single-family residential;
West: Institutional (Moore Norman Technology Center);
South: Single-family residential;
East: Single-family residential/Vacant
ZONING:
Current: A-2, Rural Agricultural District;
Proposed: No change
North: A-2, Rural Agricultural District;
West: A-2, Rural Agricultural District;
South: A-2, Rural Agricultural District;
East: A-2, Rural Agricultural District, RE, Residential Estate Dwelling District, and PUD, Planned Unit Development

Motion by Rachel Wyatt-Swanson for discussion; **Second** by Mark Nanny.

The motion was passed unanimously, with no objections.

Commission Discussion:

- Commissioner Wyatt-Swanson asked since this item has come before and the commission made a recommendation for a trail easement and they are back again without the easement, what are the options?
- Commissioner Dotson pointed out that the southern side of the property is in the WQPZ (Water Quality Protection Zone).
- Commissioners discussed with Tim Pollard (applicant's representative) that this would be an easement that could potentially be a trail in the future but it is along the creek and is in a flood zone, meaning there can be no development anyways.
- Commissioners discussed that any trail easement could prove not to make sense with potential changes to the path of the river in the future.
- Commissioners also discussed that any future connections will need to be coordinated with Moore Norman Technology Center.

Motion by Rachel Wyatt-Swanson to approve with the conditional language of providing a 10' easement along the stream in the southern portion of the property at the time of development of a trail with the ability to amend with the shift of the river; **Second** by Kristina Wyckoff.

The motion was passed unanimously, with no objections.

F. MISCELLANEOUS COMMENTS

Commission Discussion:

- Commissioner Dotson mentioned that former commissioner Bob Husky passed away earlier in the month.
- Commissioners discussed he was a Norman icon and should be remembered as such.

G. ADJOURNMENT

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

Passed and approved this _____ day of _____ 2023.

George Dotson, Chair