

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

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on February 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:**

Marguerite Larson  
Mark Nanny  
Kristina Wyckoff  
George Dotson  
Andrew Hewlett  
Maureen Chittenden  
Rachel Wyatt-Swanson  
Zach DuFran

**MEMBERS ABSENT:**

Robert Huskey

**STAFF MEMBERS PRESENT:**

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

**GUESTS PRESENT:**

Andrew and Bill Hayes

**ITEM NO. 3 BEING: Approval of the Minutes from January 18<sup>th</sup>, 2022 Greenbelt Regular Meeting.**

**Motion** by Rachel Wyatt-Swanson for approval; **Second** by Maureen Chittenden.

*The motion was passed unanimously, with a vote of 8-0.*

**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 Items GBC 22-02, GBC 22-03, GBC 22-04, GBC 22-05 and GBC 22-06 be placed on the consent docket for a Finding of No Greenbelt Opportunity.

**GBC 22-02**

Applicant: Troy M. Henderson Jr.

Project: Henderson Estates

Location: 20.008 acres of property located on the east side of 84<sup>th</sup> Avenue NE, approximately ½ mile north of Tecumseh Road

Request: NORMAN Rural Certificate of Survey; Divide approximately 20.008 acres into two tracts, 10.004 acres each.

Zoning: A-2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential

**GBC 22-03**

Applicant: Bill Hayes

Project: Rental Ranch II, LLC

Location: East 20 feet of Lot 50 and all of Lot 51, Block 2, WOODSLAWN ADDITION, located at 621 Highland Parkway

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Low Density Residential Designation to Commercial Designation

Current Zoning: R-1, Single Family Dwelling District; 0.22 acres, and C2, General Commercial District; 0.07 acres

Proposed zoning: C2, General Commercial District

Current NORMAN 2025 Land Use: Low density Residential, Commercial

Proposed NORMAN 2025 Land Use: Commercial

**GBC 22-04**

Applicant: Kevin & Julie Haley

Project: Haley Estates II; a re-plat of tracts B & C of Haley Estates

Location: 35.06 acres of property generally located at the NW corner of E. Lindsey Street and 60th Avenue SE

Request: NORMAN Rural Certificate of Survey; re-plat tracts B & C of Haley Estates.

Zoning: A2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential

**GBC 22-05**

Applicant: Dr. Greg Emmert (PD22-03)

Project: Dog boarding, grooming and retail

Location: 1134 McGee Drive; 0.34 acres

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from High Density Residential Designation to Commercial Designation

Zoning: RM-6, Medium Density Apartment District

Proposed zoning: Commercial

Current NORMAN 2025 Land Use: High Density Residential

Proposed NORMAN 2025 Land Use: Commercial

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**GBC 22-06**

Applicant: JM Civil Engineering (PD22-04)

Project: Take 5 Oil Change

Location: SW Corner of E. Cedar Lane Rd and Classen Blvd; 1.38 acres

Request: Preliminary Plat

Current Zoning: C1, Local Commercial District

Proposed Zoning: C2, General Commercial District

NORMAN 2025 Land Use: Commercial

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

*The motion was passed unanimously, with a vote of 8-0.*

**NON-CONSENT ITEMS**

None

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

Miscellaneous Discussion consisted of:

Greenbelt Commission tentatively scheduled to meet with City Council on March 10<sup>th</sup>, 2022, regarding Article XXI, responsibilities of Greenbelt Commission.

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 5:41 p.m.

Passed and approved this 15<sup>th</sup> day of March 2022.

  
George Dotson, Chair