

**GREENBELT COMMISSION  
MINUTES OF  
August 16<sup>th</sup>, 2022**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on August 16, 2022 at 5:28 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](http://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 5:28 p.m.

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

None

**STAFF MEMBERS PRESENT:**

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

**GUESTS PRESENT:**

Zafar Baig  
Daniel Alexander  
Alex Alexander  
Pete Jackson  
Mike Dawson

**ITEM NO. 3 BEING: Approval of the Minutes from July 19, 2022 Greenbelt Regular Meeting.**

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

*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.

**GBC 22-13**

Applicant: Zafar Baig

Project: 4000 E. Robinson Street

Location: 4000 E. Robinson Street

Request: Amendment of the NORMAN 2025 Land Use & Transportation Plan from Country Residential with Special Planning Area Designation to Country Residential Designation to allow for single-family residential

Current Zoning: PUD, Planned Unit Development

Proposed Zoning: A-1, General Agricultural District

NORMAN 2025 Land Use: Country Residential with Special Planning Area

Proposed NORMAN 2025 Land Use: Country Residential

**GBC 22-14**

Applicant: Daniel and Jackie Alexander

Project: J&D Acres

Location: Northwest corner of the intersection of E. Tecumseh Road and 113th Ave N.E.

Request: Certificate of Survey; Create an approximately 17.94 acre tract for residential development

Current Zoning: A-2, Rural Agricultural District

Proposed Zoning: A-2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential

Proposed NORMAN 2025 Land Use: Country Residential

**GBC 22-15**

Applicant: WH Normandy Creek, LP

Project: Jennings Estates No. 1 Addition Preliminary Plat (Replat)

Location: 2224 W. Main Street

Request: Replat approximately 4.47 acres to create an additional commercial lot along W. Main Street

Current Zoning: C-2, General Commercial District

Proposed Zoning: C-2, General Commercial District

NORMAN 2025 Land Use: Commercial

Proposed NORMAN 2025 Land Use: Commercial

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

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

## NON-CONSENT ITEMS

### GBC 22-16

Applicant: Pete and Jennifer Jackson

Project: Sunset Hills

Location: 2919 60th Avenue N.E.

Request: Certificate of Survey; Divide approximately 50 acres into 4 tracts for residential development

Current Zoning: A-2, Rural Agricultural District

Proposed Zoning: A-2, Rural Agricultural District

NORMAN 2025 Land Use: Country Residential and Floodplain

Proposed NORMAN 2025 Land Use: Country Residential and Floodplain

Commission discussion consisted of:

- George Dotson explained that the land has a trail opportunity. In the Greenway Master Plan, it showed that it was part of a medium priority trail that follows the Little River and crosses through the WQPZ off of 60<sup>th</sup> Avenue NE.
- Pete Jackson explained that it is a total of 50 acres that would be split into three 10 acre lots and one 20 acre lot. All of the access would be the same road off of 60<sup>th</sup> Avenue NE.
- Rachel Wyatt-Swanson asked what the applicants thoughts were on the whole thing.
- Pete Jackson stated that his land is very remote, and the trail would not be connected to anything since the property to the north and the south of his are both privately owned acreage. He bought the land to build a house but there was an old house on the front of the property and his only way to keep that old house in addition to a new build is to divide into 4 tracts.
- Rachel Wyatt-Swanson proposes to not include the trail.
- Marguerite Larson asked how much destruction is going to happen when it comes to the natural environment.
- Pete Jackson states the land is pro wildlife. He states the suggestion he got was if he is going to divide the land into 2 tracts he might as well do 4 so he doesn't have to go through this process again down the road if he decides he wants to sell some of the land.
- Pete Jackson states his plan is to build one more house in addition to the old house already there.
- Rachel Wyatt-Swanson states it seems the property is so remote that it would not make sense to build a trail.
- George Dotson states that all the property to the south of the land is developed and how would you drag a trail through an existing property. He states that this is a medium priority trail.
- Kristina Wyckoff asked if there was room to consider not to have the trail follow the tributary but to follow along 60<sup>th</sup> Avenue NE.
- Rachel Wyatt-Swanson states that would be in the future developments for sidewalks as easements.
- Zach DuFran asked if the procedure to install new trails only occurs when a property is being replatted.

- Rachel Wyatt-Swanson states it seems like a burden to make him have a trail that will not connect to anything.
- Richard Bornhauser states that there are a lot of plats that go along that the road that shows there is really no opportunity for a trail.

**Motion** by Rachel Wyatt-Swanson to suggest moving the greenbelt connection to the required 20' trail easement on 60<sup>th</sup> Avenue NE rather than through the applicant's floodplain and Water Quality Protection Zone (WQPZ) per the Greenway Master Plan and Comprehensive Transportation Plan; **Second** by Kristina Wyckoff.

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

Miscellaneous discussion consisted of:

- ~~Mark Nanny gave an update on meeting with the Mayor. He states that George Dotson and himself met with Mayor Heikkila 2 weeks ago to explain what the Greenbelt Commission does and how they want to work with developers to create innovative design ideas.~~
- Mark Nanny states it's time to get a small group of progressive developers to see what is realistic. He also states it may be beneficial to bring in some city staff to say what is and is not allowed.
- Mark Nanny also wants to bring Kristina Wyckoff and Andrew Hewlett along with him and George Dotson to approach Mayor Heikkila. They are going to schedule a time to coordinate before meeting with Mayor Heikkila.
- Mark Nanny stated that a way to make Norman a more attractive place for living and business. If we can develop nice trails in Norman people will get used to it and require it.
- George Dotson states that focusing on core Norman is more doable than doing more rural parts since people are used to a lot of people around. It's more possible to have things developed.
- Mark Nanny asked the group if anyone knows where Mayor Heikkila stands on the Oklahoma Turnpike Authority.
- Rachel Wyatt-Swanson says that Mayor Heikkila said that it's going to happen and there is nothing we can do to stop it. He doesn't have the power to stop it and it's above his control.
- Marguerite Larson brought up that in the Oversight Committee meeting they are trying to do away with the Greenbelt Commission and four other commissions. She states they all need to have loud voices and explain to the City Council what the Greenbelt Commission does and that they need to keep them.
- Marguerite Larson also brought up that it's because there is not enough staff. She thinks this mayor is all about development and developers will get what they want.
- Richard Bornhauser states that Mayor Heikkila is only one person and that there is more people on the City Council that they need to reach out to.
- Zach Dufran states to reach out to your council member just as they are planning to meet with Mayor Heikkila.

Norman Greenbelt Commission  
August 16, 2022

**ITEM NO. 7 BEING. Adjournment**

The meeting was adjourned at 6:02 p.m.

Passed and approved this 18<sup>th</sup> day of October 2022.

  
George Dotson, Chair

