

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

MARCH 12, 2020

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 12th day of March, 2020. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Lark Zink called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Matthew Peacock
Erin Williford
Lark Zink
Erica Bird
Dave Boeck
Sandy Bahan

MEMBERS ABSENT

Nouman Jan
Tom Knotts
Steven McDaniel

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Lora Hoggatt, Planner II
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Beth Muckala, Asst. City Attorney

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Item No. 7, being:

O-1920-43 – MICHAEL AND APRIL KNOWLES AND TRAVIS AND CHRISTINA FOSTER REQUEST CLOSURE OF THE PLATTED 47.18 FOOT PEDESTRIAN EASEMENT ALONG THE WEST BOUNDARY OF LOTS 23 AND 24, BLOCK 1 OF CARRINGTON PLACE ADDITION SECTION 5 (3812 AND 3816 DALSTON CIRCLE).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Petition to Close Easement with Exhibits
4. Final Plat – Carrington Place Addition Section 5
5. Final Plat – Close-Up of Subject Property

PRESENTATION BY STAFF:

1. Ken Danner reviewed the staff report, a copy of which is filed with the minutes. This easement was not a requirement of the City, and staff supports the request.

PRESENTATION BY THE APPLICANT:

1. Brice Beckwith, 3421 Grassland Drive, attorney for the applicant – This is just for a closure for an easement in his back yard – the west 47 feet. There isn't much more to it. When the development originally occurred, they made enough room for this easement, but as I understand it, the way the building of the houses near the common area turned out, that the original purpose of the easement would be able to be fulfilled anyways. There's not much more to it. If you have any questions for me, I'd be happy to answer them. Or Ryan Knowles, the owner, is here as well. He knows more about the property.

2. Ms. Bird – What was the original intended use?

Mr. Beckwith – I believe it was – if you see the common area there, there is a pond there. So the original purpose was to provide pedestrians an access to that pond.

Ms. Bird – I actually went and I walked the property and there is a sidewalk that goes around the pond, and I just want to confirm that easement starts at the fence and not at the sidewalk. Is that correct? For the back yard of this.

Mr. Beckwith – Yeah. I believe it would start at the fence.

Ryan Knowles – I'm the property owner, 3812 Dalston Circle. The sidewalk starts outside, then you have the property fence, 10' utility inside the property, and then the easement. So the sidewalk is not affected by the pedestrian easement.

3. Mr. Peacock – I was just curious, what is the reasoning for wanting to vacate the easement at this time.

Mr. Knowles – We're wanting to put a pool in the back yard, and with the easement it shrinks the back yard too much.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – It seems pretty straight forward.

2. Ms. Bird – I just wanted to add, when I went out there, it did look like Lots 26 and 27 that are facing out on Dalston Circle – they have access to that, but they don't actually have physical access. Their gate does not let them access into that easement at all. So nobody is being cut off, that I can see, from a physical access to this easement. And that fence is a solid fence – there's not a gate that goes to the detention pond. I just wanted to add that.

Dave Boeck moved to recommend adoption of Ordinance No. O-1920-43 to City Council. Erica Bird seconded the motion.

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

YEAS	Matthew Peacock, Erin Williford, Lark Zink, Erica Bird, Dave Boeck, Sandy Bahan
NAYES	None
MEMBERS ABSENT	Nouman Jan, Tom Knotts, Steven McDaniel

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1920-43 to City Council, passed by a vote of 6-0.

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