

EDMOND PLANNING COMMISSION MEETING

Tuesday, November 7, 2006

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, November 7, 2006, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Barry K. Moore and Elizabeth Waner. Commissioner Suzy Thrash was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the October 17, 2006, Planning Commission minutes.

Motion by Moyer, seconded by Moore, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060070 Public Hearing and Consideration of amendment to Edmond Plan III from Low Density Residential Planned Unit Development to Medium Density Residential Planned Unit Development Usage located at 2520 S. Rankin. (Grace Living Center)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: City water and sewer are available to the site. Water lines will have to be sized for the multi-story construction and fire sprinkler system requirements. Detention will be completed on the north side of the property.
2. Traffic: The traffic count as of September, 2006 are as follows. East bound, 28th Street, 321 vehicles, 24 hour count. West bound volume, 477, 24 hour count. Total volume 798. North bound volume on Rankin, north and south of 28th Street, 1,225 vehicles. South bound volume, 1,123 vehicles. Total volume 2,348. Average speed on 28th Street, 23.5 miles per hour. Average speed on Rankin, 24 miles per hour. The main traffic generator is Orvis Risner Elementary School. Other uses in the area include Ted Anderson Park, Grace Living Center and a built-out single family residential area.
3. Existing zoning pattern:
 - North – “A” single Family
 - South – “A” Single Family
 - East – “A” Single Family
 - West – “A” Single Family and school
4. Land Use:
 - North – “A” Single Family
 - South – “A” Single Family
 - East – “A” Single Family
 - West – Park and School
5. Density: 12 units per acre (increase from 8.7 units per acre to 12 units per acre)
6. Land ownership pattern:
 - North – Single Family lots

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South – Single Family lots

East – Single Family lots

West – School Board and City of Edmond

7. Physical features: The land is generally rolling. There is a creek area extending in the northern portion of the property. Part of the property is already improved.
8. Special conditions: Certain locations of existing trees will remain as a commitment from their last addition in 1988.
9. Location of Schools and School Land: Orvis Risner across the street to the West.
10. Compatibility to Edmond Plan III: The property is already zoned “C-1” PUD. The increase is to “C-2” PUD, approximately 4 more units per acre.
11. Site Plan Review: Site plans and a plat will be required because of the PUD standards and subdivision standards

Randel Shadid represented the applicant indicating there would be a program set up with Orvis Risner School for seniors and children to work with a national program developed by Don Greiner, the owner. He noted it would be built in phases, 2 phases the first year and the Alzheimer building the second year. Trees would be preserved on the southeast corner of the property that were planted in 1988 with the last addition. Lights are all 12 foot or less in height and will be on the west side of the drive on the east side of the property. The quality of the project will be appropriate to the area. The major traffic problems on Rankin are not related to this project. The density increase is limited. Two people appeared in objection.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moyer, Moore and Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Case #Z060071 Public Hearing and Consideration of rezoning from “C-1” Low Density Residential Planned Unit Development to “C-2” Medium Density Residential Planned Unit Development Usage located at 2520 S. Rankin. (Grace Living Center)**

Attorney Randel Shadid, representing Grace Living Center, is requesting rezoning for property at 2520 S. Rankin, on the east side of Rankin, south of Ridgecrest Drive, from “C-1” PUD Low Density Residential Planned Unit Development to “C-2” PUD Medium Density Residential Planned Unit Development. The property, recorded as Timberlane PUD plat in the late 1980’s, is 8.1983 acres in size, and contains Grace Living Center. The property is projected for low density multi-family land use on Edmond Plan III and so this rezoning request is in conjunction with the necessary companion plan amendment request. There is also a companion Special Use Permit with site plan for an expansion of Grace Living Center to include additional nursing home rooms, an Alzheimer’s/dementia care assisted living unit, and a traditional assisted living center.

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The properties north, east, and south are zoned "A" Single Family Dwelling District, and contain single family residences, and is projected for single family land use on Edmond Plan III. The property west is zoned "A" Single Family Dwelling District and contains additional single family homes, Ted Anderson Park and Orvis Risner Elementary School, and the properties west are also projected for single family land use, educational land use and park/open space.

The nursing home was originally built in the early 1960's. It was rezoned from "B" PUD Two Family Residential Planned Unit Development to "C-1" PUD Low Density Residential Planned Unit Development with a Special Use Permit for the expansion of the nursing home since the minimum district for a Special Use Permit for a nursing home is the "C-1" district in 1988. The proposed increase in zoning is to accommodate facilities that would house 248 residents compared to the existing 132 residents currently residing at Grace Living Center. The current zoning of "C-1" provides for 8 units per acre while the proposed zoning will provide for 12 units per acre. The proposed 248 residents equal 83 dwelling units (3 persons are counted as 1 dwelling unit). Under the current "C-1" zoning, each dwelling unit must have 5000 square feet of land and under the proposed "C-2" zoning, each dwelling unit only needs 3500 square feet of land per dwelling unit. The proposed 248 units for Grace Living Center is projected to be built in three phases. A Community Connections meeting was held on August 31 to discuss this proposed project. Minutes of the Community Connections meeting are attached.

Motion by Moore, seconded by Waner, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moore, Moyer and Chairperson Cartwright
NAYS: Waner

The next item on the agenda was **Case #U060012 Public Hearing and Consideration of Special Use Permit and site plan for Grace Living Center located east of Rankin, south of Ridgecrest.**

Randel Shadid, representing Don Greiner with Grace Living Center, has submitted a request for a Special Use Permit for a nursing home/ extended care facility expansion of Grace Living Center at 2520 S. Rankin. The property is currently zoned "C-1" PUD Low Density Multi-family Planned Unit Development is proposed to be rezoned to "C-2" PUD Medium Density Multi-Family Planned Unit Development as a companion item to this request. A Special Use Permit is required to expand the existing facilities located at 520 S. Rankin to include additional long term care building, a dementia care facility and an assisted living center. A unique part of this project is to have two classrooms for a pre-school/kindergarten as part of the expansion, to provide for intergenerational activity. A Community Connections meeting was held on August 31, 2006 to discuss this project and the minutes of the meeting are attached.

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General Site Criteria:

Existing zoning – “C-1” PUD proposed for “C-2” PUD

Setbacks – Front: required - 25’ shown – 53’, Side: required – 5’ or 8’ shown – 50’ on south and 25’ on north, Rear: required – 20’ shown – 50’ on east

Height of buildings – required 45’ maximum height shown – 45’

1/2 of the campus is one story, especially along the south end of Rankin, at the north end of Rankin a passerby sees a 2 story building. 3/8 of the campus is 2 story which is at 34’ tall. 1/8 of the campus has a portion that reaches up to 45’

Parking – space for each 4 patient beds, 1 space for each 4 employees and 1 space per doctor. Parking required: 110 spaces, shown: 122 spaces

Lot size – 8.1983 acres

1. Landscape Plan – Landscape Plan –

<u>Landscaping - Lot area = 357,118 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 35,711sf	136,560 sf landscaping/lawn area
Plant units required = 2,857 PU	2,726.5 plant units
Evergreen required = 1,143 PU	1,131 plant units
Preservation plant units	420

The 130.5 plant units that the applicant is currently short will be used for small plant material in the four courtyards that are in development. Therefore, the four courtyards will have a minimum of 130.5 PU. These designs will be finalized in the near future.

2. Lighting Plan – A photometric lighting plan is submitted with an updated enlarged section of the southeast corner of the property. The light poles at this southeast corner are 12’ tall with closed-box down-directed fixtures. The applicant has committed to no light from this site bleeding over into the neighborhood properties.
3. Driveways/Parking – There are two existing drives for the property. The northern drive has been realigned in order to be across from Elwood Drive, at the Engineering Department request. The proposed plan shows two new drives with a parking lot off Rankin, in the general area where the older building is located. An additional drive is proposed off Rankin at the northwest corner of the site, for the fire access lane. All drives meet the driveway separation policy.
4. Mechanical equipment – Mechanical equipment will be located on the ground due to the pitch roof construction.
5. Fencing/screening – There are existing neighbor-owned fences along the entire property line and they are proposing a landscape buffer as opposed to the hard edge of fence at all locations on the site, except on the east side where the landscaping along the eastern side of the rehabilitation wing will buffer neighbors views of the new additions. No additional fencing is proposed.
6. Signage – The project proposes a monument sign, 4’ X 6’ at the main entry and then in the same style but very small (1.5’ X 2’) they propose 3 directional signs allowing visitors to know where they are going on the campus. The total square footage of the signs will be 33 square feet.
7. General architectural appearance – (This description is provided by the applicant) The intent of the project is to use the rich brick color, and the form of the existing shingled

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gable roof of the existing long term care building as a base for reinterpreting the entire campus into a craftsman style neighborhood. The entire project will be craftsman style made famous by the brothers Greene and Greene of Pasadena California at the turn of the century. Perhaps most famous for the sprawling home they designed for the CEO of Proctor and Gamble, now known as the Gamble house, The Grace Living Center will have that character and yet use native stone piers and heavy timbered entry ways that use local woods to give it a classical Oklahoma feel. The Designer is also using many other architectural devices such as craftsman style dormers, bays and brackets along the roof and façade to give the project a purely residential scale and human feel. There is also a blend of various roof pitches and roof lines along with a blend of horizontal and vertical siding to create interest and animate the façade to keep the project looking residential not institutional.

8. Drainage Report and related Grading Report Plans –The detention pond is located at the northeast corner of the site and is sized to handle the runoff from the site improvements, and the site will drain in it's historic pattern.
9. Refuse facilities – The Refuse Facilities are on the lower side of the building, tucked into the east side of the dementia building. There is a trash chute inside the building and a central trash room to store trash. When it is taken outside through the loading door at the dementia building it is brought into an enclosed holding area; with brick piers at the corners and a 6' tall opaque fence on 3 sides. The gate to the enclosure has steel frames with tightly woven expanded steel mesh. That obscures vision but allows air circulation. The gate is 6' tall and on wheels for easy opening and operation.
10. Sensitive borders – All properties surrounding this site are zoned "A" Single Family Dwelling District. The developer proposes the design for this project to fit into the residential feel of the neighborhood, and to soften the multi-family style buildings.
11. Street paving and access management – Rankin Street on the west is a 2-lane major collector street. No additional street improvements are proposed with this application. If the sidewalks along Rankin are in need of repair, this will be done with this project.
12. Title 21 Water and Sanitary Sewer Plans – An 8" water line off Rankin will loop the project and fire hydrants will be provided as needed. The existing water line and easement will need to be abandoned and vacated. The project will connect to an 8" sanitary sewer line along Rankin.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moore, Moyer and Chairperson Cartwright

NAYS: Waner

The next item on the agenda was **Case #SP060046 Public Hearing and Consideration of commercial site plan approval for two buildings south of 15th Street west of Broadway. (Chris Palmer)**

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Chris Palmer developed the Starbucks and AllTel Store on the southwest corner of 15th and Broadway. Since that time he has purchased the former of Bank of Oklahoma site and that building has been removed. There is also an access on 15th Street west of the Starbucks and that site also provides enough space for another building. This site plan involves two buildings that will be constructed to the same architectural style as the Starbucks.

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – the setback for the building south of Starbucks is 138 feet from the property line on Broadway. There is a north side yard of 30 feet where a driveway is located, a south side setback of 12 feet and a rear yard to the west of 69 feet and there is also a drive lane on the west side of the property. The second building is located near 15th Street west of Starbucks. There is a 30 foot setback from the property line on 15th Street which creates an 80 foot setback from the center line of 15th Street. As one ownership for the entire property, the north elevation is a side yard. The rear setback for this building is 12 feet, the south setback is 25 feet and the east setback is 70 feet from the back of the Starbucks building.

Height of buildings – the greatest height from the ground to the top of the roof is 33 feet due to the steep pitch of the building. Not all of the building is this height, a portion of the roof is flat.

Parking – 88 parking spaces. **The applicant is requesting a variance to allow some of the parking stalls to be 9’ x 18’ rather than 9’ x 20’ as required by Section 22.29.070 Subsection 6 of the Zoning Code to allow for landscaping beds of greater width.**

Lot size – 1.77 acres or 77,351 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 77,351 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 7,735 sf	14,989 sf landscaping/lawn area
Plant units required = 619 PU	619 plant units
Evergreen required = 248 PU	347 plant units
Requirements in front = 309.5 PU	513 plant units

2. Lighting Plan – some of the existing lights are decorative in character and that theme will be followed. There have been some additional 20 foot tall lights installed to provide light on the building for evening customers.

3. Driveways/Parking – this project plans on one drive on 15th and that is an existing drive that was used for the drive-in to the bank. There is an additional drive on Broadway and that drive will interconnect with the shopping center to the south. There is no connectivity with the Starbucks site primarily because the drive on Broadway is an exit lane for the Starbucks drive-up window. There is substantial traffic exiting the one way drive on the south side of the Starbucks building.

4. Mechanical equipment – mechanical equipment will be placed on the roof but it will be behind the parapet wall and roof build-up on the front of the building. The mechanical can only be seen from the railroad area. All of the area is zoned commercial or

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industrial adjacent to this site.

5. Fencing/screening – no sight proof fencing is proposed.
6. Signage – a ground sign is shown on 15th Street. The size on 15th can be 6 foot 42 square feet. There are non-conforming signs on 15th such as the Kwal Paint Store.
7. General architectural appearance – the building appearance provides for a combination of brick veneer and split face block on the back of the building. The elevation on 15th and Broadway would be brick. The south building may have some split face block on the south elevation. The roof materials are slate select shingles.
8. Drainage Report and related Grading Report Plans – detention improvements completed for the bank are being maintained or modified on the west side of the property near the railroad.
9. Refuse facilities – The dumpster enclosures are located on the west or southwest side of the property.
10. Sensitive borders – there are no sensitive borders adjacent to this property.
11. Street paving and access management – 15th and Broadway are improved to standard.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available.

Commissioner Moyer asked if it was possible to have a cross access with the pick=up cover business to the west so that cars did not back up along 15th attempting to turn into this proposed business. Mr. Palmer indicated he could not do that and build the size of the building he planned plus the next door business may not be willing to give a cross access. Commissioner Waner asked for an clarification of the height of the light poles and Mr. Palmer indicated they were 20 feet tall. Commissioner Waner indicated she was opposed to the shorter parking spaces, she felt that a majority of the vehicles were at least 19 feet in length with a large number of the bigger vehicles in Edmond. Mr. Palmer indicated he asked for the 18 foot stall to increase the landscape border to 9 foot in width. Staff noted this property would have to be platted as required for all commercial property.

Motion by Moyer, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP060047 Public Hearing and Consideration of commercial site plan approval for one office building on the west side of Kelly, north of Kelley Pointe Parkway north of 33rd Street. (Kay Bee Investment Co, LLC)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks –17-foot front setback, 10-foot side setbacks and a 28-foot rear setback from property line.

Height of buildings – One story building, 23.5 feet in height.

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Parking – This lot will share parking with the rest of The Quarters at Kelley Pointe First addition. There are 240 spaces for the 9 buildings located in Common Area 1.

Lot size – 0.27 acres

1. Landscape Plan

<u>Landscaping - Lot area = 11,550 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 1,155 sf	5,918 sf landscaping/lawn area
Plant units required = 93 PU	130 plant units
Evergreen required = 37 PU	66 plant units
Requirements in front = 46.5 PU	103 plant units

2. 2. Lighting Plan – Lights will follow the same design as what was previously approved. They will be 20 feet in height. The lights are shielded to direct the light immediately to the ground area below the light pole.
3. Driveways/Parking –There will be one access on Kelly, Quarter Pointe Drive and one on Kelly Pointe Parkway. They are interconnected by the parking lot. This project meets all access management standards.
4. Mechanical equipment –The roofline for this building is pitched, so the mechanical equipment is on the ground as preferred.
5. Fencing/screening – No sight proof fencing is required due to the adjacent zoning.
6. Signage – The ground signs will be 6 foot in height, 40 square feet in area.
7. General architectural appearance –The buildings will match the existing office building on the site, which is a combination of stone veneer and EIFS, tan in color.
8. Drainage Report and related Grading Report Plans –Since the subdivision for The Quarters at Kelly Pointe First Addition has been completed as of May 23, 2005, all of the drainage improvements have been completed.
9. Refuse facilities –This building will use the one dumpster pad that was previously approved for all buildings in the 1st Addition. The owners feel that is adequate for the office usage. Any dumpster located in the parking lot will not be seen from Kelly once all of the buildings are finished.
10. Sensitive borders –Does not apply. All the surrounding land is commercial.
11. Street paving and access management – Kelly Parkway has just been completed as a divided median street with new traffic lights, protected left turn bays and all driveway separation standards have been met with the development at this time.
12. Title 21 Water and Sanitary Sewer Plans – All water lines, fire hydrants and sewer lines have been completed with the plat.

Terry McGuire representing the owner was in attendance. No one appeared in opposition.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

- AYES: Members: Moore, Moyer, Waner and Chairperson Cartwright
- NAYS: None

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The next item on the agenda was **Case #Z060072 Public Hearing and Consideration of rezoning from “G-A” General Agricultural to “L-5” Restricted Lake Commercial District located on the southeast corner of I-35 and Lil Lane. (Jade Properties of Edmond, LLC)**

Barry Rice representing Jade Properties of Edmond LLC is requesting that 1.8 acres on the east side of I-35 south of Lil Lane, one-quarter mile south of 33rd Street be rezoned to “L-5” Restricted Lake Commercial. Edmond Plan III projects Restricted Lake Commercial for this property so there is no Plan Amendment. The “L-3” and “L-4” Lake Commercial Districts have been repealed in 1986. The “L-5” District allows such uses as a restaurant, service station, convenience store, ice cream store, delicatessen, indoor/outdoor recreation center along with other uses. The property is not adjacent to City water or sewer and the extension of such services would be cost prohibitive based on what is known at this time. Any sewer that would serve this property in the Edmond system would require a lift station. Fees must be paid for 7 years of maintenance for any lift station dedicated to the City and that is a substantial cost in and of itself. Any water line serving this area would need to be looped with an additional underground crossing of I-35 to the west; that is also a major expense not justifiable by a 1.8 acre development. Jade Properties was hoping to have an office use on the property, they have constructed other office uses in Edmond. An office use is not allowed in “L-5”, the district was established for commercial uses that would serve travelers and visitors to Lake Arcadia. Using an individual water well and septic tank, there could only be one building or one use on the 78,408 square foot parcel. The “L-5” district does require 30% landscaping.

Attorney Barry Rice represented the applicant. The Commission indicated that the “L-5” District would need to be amended to allow an office type use described by the applicant. It was noted that would take a hearing before the Planning Commission and City Council.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP060044 Public Hearing and Consideration of commercial site plan approval for a house conversion located on the east side of South Boulevard, 1820 S. Boulevard. (Ralph Sparks)**

This is a conversion of an existing house that contains 2106 square feet. There is no addition to the house. This request is for improving the site to use the property commercially and allow for the conversion of a residence for an office business.

General Site Criteria:

Existing zoning – “D-O” Suburban Office

Setbacks – 38 feet from front property line, 5 to 6 feet on the side yard both sides, a 100 foot rear yard setback.

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Height of buildings – 16 feet

Parking – 6 parking spaces, 7 required

Lot size – 13,017 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 13,017 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 1,302 sf	9,148 sf landscaping/lawn area
Plant units required = 104 PU	200.5 plant units
Evergreen required = 42 PU	100.5 plant units
Requirements in front = 52 PU	105.5 plant units
= 651 sf	701.5 sf
Plant units from preservation =	95 plant units

2. Lighting Plan – No light poles will be added to this existing house. Lights will be placed along the wall of the house for security purposes.
3. Driveways/Parking – one drive approach on Boulevard.
4. Mechanical equipment – mechanical equipment is already located on the ground and will remain. The house has a pitch roof.
5. Fencing/screening – no fencing is planned.
6. Signage – only one 6 foot tall 42 square foot ground sign will be used.
7. General architectural appearance – the existing house is red brick with a composition roof. The garage will no longer be used for vehicles. The structure is one story and the exterior will remain as is with no addition.
8. Drainage Report and related Grading Report Plans – a drainage detention area will be constructed on the east side of the lot. There will be a drain pipe from the front parking area to the detention area.
9. Refuse facilities – due to the narrow 67 foot wide lot for commercial purposes, a residential container will need to be used.
10. Sensitive borders – based on the “D-O” zoning along Boulevard and the substantial rear yard setback to the homes behind this property, no sensitive border conditions are required.
11. Street paving and access management – Boulevard already meets the City’s paving requirements. One of the drives will be closed on this property leaving just the one driveway. The drives along Boulevard cannot always meet the driveway separation standards of 150 feet.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are available to this site.

Jim Altafter, 1900 S. Boulevard, appeared in opposition to this request. Judy Keener also spoke in opposition indicating she had just moved in one week ago and was not away of the office zoning in the area.

Motion by Moyer, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Waner and Chairperson Cartwright

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NAYS: None

The next item on the agenda was **Case #Z060074 Public Hearing and Consideration of rezoning from “G-A” General Agricultural to “L-2” Lake Residential District located on the south side of 33rd Street east of I-35. (Madalaine Stewart and Randall Etherton)**

The property owners are requesting that a 4 acre tract on the south side of 33rd Street approximately 992 feet east of I-35 be rezoned to “L-2” Lake Residential. The owners would like to have two homes, there’s already one home on the property. This property would have contained 5 acres if 33rd Street had been standard section line road at this location not impacted by the I-35 off ramp immediately to the west. At this time, the lot is 4,255 square feet short of the 90,000 square feet required per residential lot, since the street right-of-way is not included in the lot size provided for in the “L-2” intensity of use portion of the zoning district. A 4 acre parcel is all that the current owners own. There is 130 foot of right-of-way from the center line of 33rd Street adjacent to this property rather than the standard 50 foot. An exception to allow a second residential lot seems appropriate based on the circumstances of this particular lot. The lot size will still substantially exceed the requirements for water well and septic tank using State Health Department standards. The Edmond Plan has suggested “L-5” Commercial could be an appropriate use at this location. The “L-2” Lake Residential would be a lesser use than Edmond Plan III. There are several properties in this area that have less than 2 acre ownerships due to the I-35 right-of-way where additional land was purchased. The property to the northeast of this site is developing as the Fountain Gate Addition. The area to the east along Leesa Lane has developed with a variety of lot sizes and dwelling types as an un-platted private street development. The land to the north is zoned “L-4” General Lake Commercial but will still have no utilities available.

Mark Stewart represented the application indicating that this family had owned 5 acres prior to the Highway Department purchase of land for the Interstate. He noted that the property was just over 2,000 square feet shy of meeting the requirement. The Lake Districts do not allow for the lot size to be counted to the center line of the road. This property has been owned for over 50 years and this is the first division planned to leave just over 2 acres for the existing house and create a new lot of 2 acres. Chairperson Cartwright indicated if this zoning was approved, he would need to apply to the Board of Adjustment for an except to the lot size due to unique conditions.

Motion by Waner, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Moyer, Moore and Chairperson Cartwright

NAYS: None

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The next item on the agenda was **Case #SP060045 Public Hearing and Consideration of commercial site plan approval located on the southeast corner of Meline Drive and East Second Street, west of I-35 for a Comfort Suites Hotel. (Sammy Hotel LLC)**

General Site Criteria:

Existing zoning – “E-1” General Commercial (this site in the I-35 Corridor site plan district)

Setbacks – the setback from the property line on Second Street is 77 feet, from the east property line along I-35 is 51 feet, from the south property line next to Hampton Inn is 12 feet, from the west property line adjacent to Meline Drive is 80 feet to the building and 43 feet to the canopy. All setbacks comply, all the land adjacent is commercial.

Height of buildings – the building is 4 stories, approximately 60 feet.

Parking – 66 parking spaces and 68 rooms

Lot size – 61,377 square feet

1. Landscape Plan

Landscaping - <u>Lot area = 61,337 sf</u>	<u>Landscape provided on plans submitted</u>
13.5 percent of lot = 8,280 sf	12,890 sf landscaping/lawn area
Plant units required = 1,325 PU	1733 plant units
Evergreen required = 530 PU	1286 plant units
I-35 Palette required = 994 PU	994 plant units

Applicant is requesting a variance for a reduction of 1.5% in the landscaping requirement, bringing the required landscaping percentage from 15% to 13.5%. The variances are: 1% reduction for the drive to be shared by adjoining properties and .5% reduction for regional detention facilities.

2. Lighting Plan – pole lights will not exceed 25 feet in height as is the standard requirement along the I-35 Corridor, this 25 foot height includes the base and the pole.
3. Driveways/Parking – this project will use the existing drive on Meline Drive to the Hampton Inn. The retaining wall and steep grade from Second Street south on the west side of this property will be left in place. There is an interconnecting drive on the east side of the lot into the Hampton Inn parking lot.
4. Mechanical equipment – the air conditioning units will be through the wall with individual air conditioners per room. The air conditioning panels will be flush with the brick wall. All the roofs on the buildings are pitched.
5. Fencing/screening – there is no fencing or screening for this site.
6. Signage – the owner is planning a 35 foot tall sign which applies to property frontages of 250 to 499 feet. The square footage of such signs can be 75 square feet. A drawing has been submitted for a 35 foot tall sign that could be placed on the I-35 side of the property or on the Meline side of the property. The frontage along Second Street is 195 feet. The sign’s square footage is 74.7 square feet. The sign does not reflect the pole cover required. In the I-35 standards, materials on the cover shall match the building, in this case, that needs to be brick or cast stone and brick. The sign does not meet that standard at this time.
7. General architectural appearance – the building will be brick veneer, the base of the building will be cast stone, the roof on the tower will be standing seam metal and the

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roof on the main portion of the building will be composition. There is some EFIS trim but considerably less than 15% as suggested in the I-35 Corridor standards.

8. Drainage Report and related Grading Report Plans – detention has been installed with this addition prior to the Hampton Inn, Fountain Oaks convenience & gas and the Fairfield Inn. The detention is located on the east side of this lot and all the grading has taken place for the building site.
9. Refuse facilities – the dumpster enclosure is on the northwest corner of the property in a brick enclosure. This is the only location that is accessible to the sanitation vehicles.
10. Sensitive borders – there are no sensitive borders for this property.
11. Street paving and access management – street paving and driveway standards have been met.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are available.

Commissioner Waner asked if the pole cover would be in brick to match the building. Socrates Lazaridis architect for the project indicated the pole cover would be brick. Kim Miller, Assistant Urban Forester, spoke describing how the variances applied to the I-35 Corridor to allow a 13.5% landscaping standard rather than a 15%.

Motion by Moore-, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #Z060073 Public Hearing and Consideration of rezoning from “D-2” Neighborhood Commercial to “E-1” General Commercial District located south of 33rd Street east of Broadway, 3608 S. Broadway. (Joe Geis)**

Joe Geis with Santa Fe Group LLC, the owner of the Sleep Inn Hotel on South Broadway, is requesting that the building on the front of the property separate from the main hotel building be rezoned to “E-1” General Commercial. This property is projected for General Commercial type uses on Edmond Plan III. The property was originally zoned by Ordinance #438 in April of 1965 “D” Local Commercial. The “D” Local Commercial District allowed “C” Multi-Family and the Multi-Family District allowed a hotel as a use permitted by right. The hotel on the property follows that non-conforming/ grandfather clause standard and that is why the hotel is not an improper use, it is a use that is allowed because the City changed the standards for “D” Local Commercial when the “D-2” District was adopted in 1972. Previously there had been a Broadway Motor Inn hotel on this property and a service station. Mr. Geis would like to get all the property zoned in the same district for future sale or other business requirements. This property contains 0.39 acres.

Joe Geis was in attendance. No one appeared in opposition.

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Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #Z060075 Public Hearing and Consideration of an amendment to Edmond Plan III from Single Family Dwelling to Two Family Dwelling Planned Unit Development Usage located south of Thatcher west of the railroad tracks. (Sterling Property Developments LLC)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: Infrastructure is in place. Water lines and sanitary sewer lines have been extended as part of the new construction of Sterling Pointe Addition. The street has been constructed to City standards.
2. Traffic: There are no traffic counts available on Thatcher. The traffic is very low even though Thatcher is one of the few crossings of the railroad tracks north of the Downtown area.
3. Existing zoning pattern:
 North – “A” Single Family
 South – “A” Single Family
 East – “E-1” General Commercial
 West – “A” Single Family
4. Land Use:
 North – Single Family
 South – undeveloped, owned by the City to be developed as a detention area
 East – wrecker service
 West – Single Family
5. Density: 8 units per acre.
6. Land ownership pattern:
 North – individual single family lots
 South – large tract ownership
 East – two acre ownership
 West – two acre ownership
7. Physical features: the property has been constructed as a single family addition. The lots will be re-divided to allow the duplexes instead of single family. One of the units may be a four-plex.
8. Special conditions: None.
9. Location of Schools and School Land: Ida Freeman is the nearest elementary school, North High School just over ½ mile to the north.
10. Compatibility to Edmond Plan III: the original Edmond Plan III projected commercial on this property but the rezoning was denied for expanding commercial to the west of the existing “E-1” wrecker service. There is multi-family on Fretz for a senior living center

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south of Thatcher. The existing older homes in the area are single family. The area will likely be a mixture of residential densities but not commercial.

11. Site Plan Review: Modifications will be needed to the plat to accommodate the additional units, particularly the four-plex.

Todd McKinnis appeared representing the applicant requesting a total of 25 living units. It was noted that one of the units would be a four-plex, the rest duplex units. Utility work would have to be completed to prepare for the additional connections of water and sewer. Erwin Judd, property owner to the west of the property, indicated the owner had discussed a sight proof fence with him and he wanted to encourage that be required.

Motion by Moore, seconded by Moyer, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Waner and Chairperson Cartwright
NAYS: None

The next item on the agenda was **Case #Z060076 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "B" Two Family Dwelling Planned Unit Development located south of Thatcher west of the railroad tracks. (Sterling Property Developments LLC)**

Attorney Todd McKinnis is requesting "B" PUD zoning on a 2.78 acre tract south of Thatcher approximately two hundred feet west of the railroad tracks. This property is being developed as the Sterling Pointe Addition but only 5 single family homes have been built and none have been sold. The land to the east is zoned "E-1" General Commercial and is used as a wrecker service. City water and sanitary sewer are available.

The proposal is to build duplexes on the remaining single family lots with the option for one four-plex to be built near Thatcher. The cul-de-sac street cannot be changed but would still have adequate capacity for 27 total dwelling units. Additional work may be needed by the developer for utility connections changing from single family water and sewer connections to duplex water and sewer connections. The City has now purchased land south of this property for a regional detention area although that will not be constructed for a year or more. The minimum lot area per dwelling unit would be 4800 square feet. This does include the detention area in the southern part of the property which is permitted to be included in a Planned Unit Development. The owner feels that a different dwelling type is needed to provide for sales in this addition.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright
NAYS: None

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The next item on the agenda was **Case #Z060077 Public Hearing and Consideration of an amendment to Edmond Plan III from Urban Estate Dwelling to Restricted Commercial Planned Unit Development Usage at 4012 N. Broadway. (LeAnn Davis)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

1. Infrastructure: There is no sewer serving this area. Recently, an 18" water main has been constructed along Coffee Creek Road in addition to the transmission line. That water line could be used for service although for the use proposed, there is no particular need for connecting to city water. The water pressure for such a large line may require additional improvements by persons connecting to the line, such as pressure reduction valves.
2. Traffic: The traffic count at Broadway and Waterloo was 10,341 vehicles in 2002. This count is for two way traffic during a 24 hour period. Construction of the underpass will soon impact the traffic on Broadway at Covell.
3. Existing zoning pattern:
North – "A" Single Family
South – "R-2" Urban Estate
East – "R-2" Urban Estate
West – right-of-way and light industrial
4. Land Use:
North – Coffee Creek Riding Stable
South – single family home
East – single family home
West – road and landscape business
5. Density: 1 unit per acre residential.
6. Land ownership pattern:
North – large scale ownership
South – one acre lot
East – one acre lot
West – five acre commercial/industrial
7. Physical features: the lot is already developed with a home and several accessory buildings.
8. Special conditions: none.
9. Location of Schools and School Land: nearest school is North High School on Thomas and John Ross Elementary several miles to the south and west.
10. Compatibility to Edmond Plan III: not projected for commercial on the Edmond Plan III due to the acreage lots of Edmond North Estates.
11. Site Plan Review: site plan review needed if rezoned.

LeAnn Davis was in attendance. A neighbor from the Caliburn Addition was concerned about the precedent this zoning might send for all of the other lots fronting on Coffee Creek Road in this addition. Commissioner Waner indicated she was not inclined to

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approve this but if the access was limited to Broadway, it might be a better fit. City Engineer Steve Manek described intersection improvements at the Coffee Creek and Broadway intersection. It was noted that water has only recently been extended along Coffee Creek Road and the lines in the area are transmission lines at this time. Water distribution lines would have to be extended in the future.

Motion by Moyer, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Waner and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060078 Public Hearing and Consideration of rezoning from “R-2” Urban Estate Dwelling District to “D-1” Restricted Commercial Planned Unit Development District at 4012 N. Broadway. (LeAnn Davis)**

LeAnn Davis is requesting “D-1” Restricted Commercial PUD zoning on the southeast corner of Coffee Creek Road and North Broadway. The property is part of the Edmond North Estates Addition, an acreage development extending ½ mile south of Coffee Creek on the east side of Broadway. The proposed use of the property is a beauty salon. Ms. Davis would like to convert the 1120 square foot garage to a beauty shop. The beauty shop would involve employees that do not reside in the home on the property and the retail sales of hair products. Both of these conditions would not allow the business to qualify as a home occupation. The property operates with a septic tank and water well. The owners do not plan paved parking; there is gravel parking they plan to use that has been used by the residential use of the land. The conversion of a residence to a business would be another step in the approval process if this rezoning is approved.

The land to the north is the Coffee Creek Riding Stables, that land is zoned “A” Single Family. The Coffee Creek Riding Stables is a legal non-conforming use and has been operating for at least 40 years. The land to the west, west of the railroad, is zoned Industrial. There is no private property between Broadway and the railroad tracks. All of that land is part of the right-of-way either of the railroad or of Broadway. There are a number of acreage lots fronting on Coffee Creek Road east of the subject lot that are a part of the Edmond North Estates Addition.

Motion by Waner, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Moore, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP060050 Public Hearing and Consideration of site plan approval for a house conversion to an office use at 41 E. 15th Street. (Powerhouse Properties, LLC)**

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General Site Criteria:

Existing zoning – “D-3” Office Commercial

Setbacks – 27 feet from front property line, side setback is 8 feet and rear setback is 80 feet.

Height of buildings – 19 feet

Parking – 3 parking spaces

Lot size – 9,063 square feet

1. Landscape Plan –

Landscaping - <u>Lot area = 9,063 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 906 sf	906 sf landscaping/lawn area
Plant units required = 72.5 PU	93 plant units
Evergreen required = 29 PU	51 plant units
Requirements in front = 36 PU	93 plant units
=453 sf	497 sf
Preservation PU =	43 plant units

2. Lighting Plan – no light poles will be used on this house conversion, lights will be located on the building.
3. Driveways/Parking – one drive approach on 15th Street will be widened to meet commercial standards.
4. Mechanical equipment – mechanical equipment will be located on the ground in the back of the house due to the pitch roof construction.
5. Fencing/screening – all of the lots along the north side of 15th Street between Littler and the Kirkpatrick Bank are zoned office or retail.
6. Signage – only one ground sign will be used 6 foot and 42 square feet.
7. General architectural appearance – the house is being converted to an office business. There’ll be no change in the exterior or roof materials.
8. Drainage Report and related Grading Report Plans – Sheffield Engineering is submitting drainage plans for a detention area to be located in the back yard.
9. Refuse facilities – the sanitation pick up will need to stay residential, there is not adequate room for a dumpster.
10. Sensitive borders – the property to the north is zoned residential but with the office use, no additional landscaping or fencing is suggested. There is a significant rear setback.
11. Street paving and access management – the residential property faced 15th Street, there will be no change in the access to the property for the office use.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to the property for service.

No one appeared in opposition. The attorney wanting to open the house for an office business was in attendance.

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Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4-0 as follows:

- AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright
- NAYS: None

The next item on the agenda was **Case #SP060043 Public Hearing and Consideration of commercial site plan approval for an office building located on the north side of Willowood Road west of the Willowood Addition east of Coltrane. (Martin Teuscher with Silver Stone Homes, LLC)**

Mr. Teuscher originally submitted a plan for a building in the middle of the property with drainage being outlet to the immediate east following the natural drainage way through the Willowood Addition. There are numerous drainage problems in the Willowood Addition and the project was built with a number of variances as a multi-family PUD. Variances include minimal or no setbacks and rolled curbs which leaves no margins for drainage between houses or drainage that would come off another site through the yards of the Willowood homes. Mr. Teuscher, at the staff's request, has modified his original plan to fill the property and direct all the water runoff to Willowood Road so that none of the runoff will be directed through the Willowood Addition. None of the Teuscher property falls within a FEMA floodplain.

General Site Criteria:

Existing zoning – “D-2” Neighborhood Commercial

Setbacks – 70 foot front setback from front property line on Willowood Road, 10 foot side yard setback on the east, 15 foot setback on the north and 25 foot setback on the west.

Height of buildings – the building is one story, does have a pitch roof, all the guttering will be directed to the north toward Willowood Road due to the drainage issues. The building is 28 feet in height.

Parking – 12 parking spaces are provided

Lot size – 20,580 square feet, the building is 5,922 square feet

1. Landscape Plan

<u>Landscaping - Lot area = 20,400 sf</u>	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 2,040 sf	2,040 sf landscaping/lawn area
Plant units required = 163 PU	291.5 plant units
Evergreen required = 65.2 PU	172 plant units
Requirements in front = 81.5 PU	135.5 plant units

2. Lighting Plan – no light poles, there will be wall packs on the building.

3. Driveways/Parking – one drive approach on Willowood Road.

4. Mechanical equipment – located on the ground due to the pitch roof construction.

5. Fencing/screening – fencing is planned on the east side of the property adjacent to Willowood. A retaining wall is also required on this side of the property due to the fill.

6. Signage – the only ground sign permitted is a 6 foot tall 42 square feet sign.

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7. General architectural appearance – the building is a combination of brick and stone, does have a 12/10 pitch roof. There will be overhead doors on the west side of the building.
8. Drainage Report and related Grading Report Plans – the drainage study has been modified to direct the runoff to Willowood Road with none of the runoff towards Willowood Addition. The filling of the lot and the construction of retaining walls are necessary to accomplish this. The natural location for detention is on the northeast corner of the property but that location would cause additional runoff towards Willowood.
9. Refuse facilities – the refuse container location will be in the front of the property.
10. Sensitive borders – the property to the east is zoned multi-family built but is constructed as a higher density single family area with minimal setbacks. The lot is only 102 feet in width and is being developed with an office rather than a retail type use.
11. Street paving and access management – Willowood is already improved to city standard.
12. Title 21 Water and Sanitary Sewer Plans – water and sewer are adjacent to the property.

Franklin Davis, 429 Dauphin, asked if the drainage would be away from Willowood since they have already been flooded in the past. City Engineer Steve Manek explained how the property would be filled and graded in such a way that all the water would run-off on Willowood Road and then further east without affecting Willowood Addition. Retaining walls would be needed for this fill area.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP060049 Public Hearing and Consideration of commercial site plan approval for Allstar Mercedes located south of 15th Street on the east side of Kelly Avenue, north of Time Tool Rental. (Patti and Rodney Hester)**

This item was continued to November 21, 2006 for new notice. Property owner to the west, Terry McGuire, for Kay Bee Investments indicated he did not receive notice. He requested that the front of the building be brick or other masonry materials to be consistent with the type of construction at Kelly Pointe Addition. Mr. Hester, the business owner, indicated some of the front was masonry and that the metal used on the front was architectural metal and would be very attractive fitting with a Mercedes quality.

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Motion by Moyer, seconded by Waner, to continue this request to November 21, 2006.

Motion carried by a vote of 4-0 as follows:

AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR060014 Consideration of Final Plat of The Summit Addition located north of Second Street south of Danforth, 1/8th mile east of I-35. (Summit Property Development LLC)**

Mike Galiga is the developer of The Summit commercial project. The plat is submitted as a street and utility plan, there are no lots set out for the commercial, multi-family or single family. Title 21 requires all these uses to be platted so plats will have to be submitted prior to building permits. The area of this phase includes only 8.55 acres. The plat being requested for approval provides for the construction of a new street, Summit Drive (which conflicts with the Summit Drive in Walnut Ridge Estates so the name will need to be changed). The street shows the connection to Danforth which is the only property the owner has control of immediately east of the off ramp to I-35 at Danforth. It was discussed that this was an undesirable alignment for the intensity of this development at full build-out. There are apartments, there is commercial traffic and at least 140 single family lots that ingress and egress from a public street less than a hundred feet from the off ramp will create congestion and unsafe turning movements in the future. The north end of "Summit Drive" needs to stop so that a street can extend through the ownership immediately north of this project which then aligns with Sleepy Hollow Drive to the north further east from the interstate. A driveway can extend near the off ramp until a proper street could be connected and extended in alignment with Sleepy Hollow.

The remainder of the plans for this unique plat provide for water lines and sanitary sewer lines and the traffic light that was discussed with the PUD zoning on Second Street. The large water line extending along the Summit Drive right-of-way needs to be looped to provide adequate water pressure for the zoning that is in place. Sanitary sewer is not adjacent to this property, it is located to the south on the Life Church property. An off-site utility easement needs to be submitted for this sewer line extension under Second Street. On the Life Church property, the Oklahoma Christian School proposes a new high school which will directly align south from the traffic light into Summit. The Engineering Department is continuing to evaluate the turning lanes and traffic light on Second Street State Highway 66. This is the first time a plat has been submitted with no lots, just easements for streets and/or utilities. No building permits can be issued on any of this property until plats are submitted in order to meet Title 21.

City Planner Bob Schiermeyer explained that this was a unique plat because there were no lots planned. The staff recommended that the new public street not extend to Danforth so close to the off ramp. It was understood this was the only historical access to the property on Danforth but that for the density approved and the large size of the commercial

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development, this was too much traffic to be directed towards Danforth at this location. Mr. Coon indicated they had submitted the plat as approved with the PUD and the Preliminary Plat. The staff indicated that this had always been indicated as a bad location for a new public road. It is understood that the developer may use that access as a private driveway but that the public road needed to be located further east. Brian Coon agreed to amend his request to stop the road 400 feet short of Danforth. Daryl Zahn from Sleepy Hollow was concerned about more traffic being located near the Sleepy Hollow entrance. Commissioner Waner indicated she felt it would be too much traffic created by this plat and would be voting against this request. Commissioner Moore agreed with this conclusion. Commissioner Moyer said he understood the staff's objection as noted.

Motion by Moyer, seconded by Waner, to approve this request as amended stopping the public street 400 feet south of Danforth. **Motion denied** by a vote of 2-2 as follows:

AYES: Members: Moyer and Chairperson Cartwright

NAYS: Waner and Moore

The next item on the agenda was **Case #SP060048 Public Hearing and Consideration of commercial site plan approval for a house conversion on the southwest corner of Wayne and Jackson, 525 N. Jackson. (Marianna Lloyd)**

This item was continued to November 21, 2006 at request of the applicant.

Motion by Waner, seconded by Moore, to continue this request to a date certain. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Waner, Moore, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z060034 Public Hearing and Consideration of amendment of the existing "E-1" General Commercial PUD Design Statement on property located on the northeast corner of Broadway and Blanch. (Hope Center of Edmond)**

This item was continued to November 21, 2006 at request of applicant.

Motion by Moore, seconded by Waner, to continue this request to a date certain. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Waner, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Ordinance considering Title 22 Zoning Regulations of the Edmond Municipal Code**

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Motion by Moore, seconded by Moyer to approve Title 22 as is. **Motion carried** by a vote of 3-1 as follows:

AYES: Members: Moyer, Waner, and Chairperson Cartwright

NAYS: Moore

There was no New Business.

Motion by Moyer, seconded by Waner to adjourn. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Waner, Moore and Chairperson Cartwright

NAYS: None

Meeting adjourned at 9:30 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission