

EDMOND PLANNING COMMISSION MEETING

Tuesday, February 2, 2010

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, February 2, 2010, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore and Mark Hoose. Commissioner Lydia Lee was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the January 19, 2010 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #ES100001 Public Hearing and Consideration of partial alley closing south of Campbell Street, north of Hurd Street, east of Jackson Street. (First Methodist Church)**

Josh Moore, Trustee Chairperson with the church is requesting that the 20 foot alley extending east from Jackson adjacent to the church property be closed for access purposes. This portion of the alley will be retained as a utility easement and contains existing sewer and electric lines. The church plans a lockable manual swinging gate at either end of the portion of the alley to be closed. Keys to the gate will be available to Edmond Electric, utility line maintenance and the Sanitation Department if necessary. The Fire Department will also have access to the gate and they would use bolt cutters as agreed to by the church in the event they are needed in an emergency response. The Police Department has also reviewed this request and does not have an objection to the closing. The University of Central Oklahoma uses a parking lot east of the church and in fact shares the parking with the church at appropriate times and the University has expressed no objection. The City of Edmond Sanitation Department will need the Thompson College Store to agree to adjust their dumpster location and they have agreed to do so. The Sanitation Department can continue to access the dumpster from the alley or driveways. David Holmes, the Thompson College Store manager agreed to the relocation of the dumpster.

The reason the alley is requested to be closed is that preschool children have to cross the alley during the day to access buildings and the playground. Mr. Moore approached the departments responsible for the public service and safety needs before filing the application to determine if the swinging gate approach, rather than a complete closure of the alley was workable. With the dumpster location modifications all of the departments agreed services could be provided and maintained with this type of access. The casual or cut-through traffic is a safety concern to children crossing the alley during the day.

Traffic can access Campbell or University from the alley being retained in the eastern portion of the block. Property owners within 300 feet of the property have been notified. Other properties within the block include Thompson College Store to the east of the church playground, a UCO Faculty/Staff parking lot, Papa Dinos Pizza & Grill & Textbook Brokers to the east of the faculty /staff parking lot. The church does not intend to vacate the alley in District Court. The alley would not be fenced, the gates will be the only barrier placed across the alley.

Josh Moore spoke representing the church. He indicated that the preschool and other church activities required pedestrian access across the alley. The church does not plan to vacate the easement and understands it would be left open when utility maintenance is required. Mr. Moore indicated he had talked to the neighbors and there was no objection. The re-alignment of two dumpsters is the only change that would be needed for services.

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

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

NAYS: Members: None

Chairperson Moyer announced that this item will be heard by the City Council on Wednesday, February 24, 2010 at 4:30 p.m. due to a change in the City Council meeting schedule.

The next item on the agenda was **Case #U100001 Public Hearing and Consideration of Specific Use Permit for the Daybreak Community Church at 2217 S. Fretz. Generally located on the west side of Fretz, one half mile south of Fifteenth Street. (Daybreak Community Church)**

Larry Lambrecht owns this property and is completing construction on three buildings. The larger building on the west side of the property is a 13,800 square foot warehouse that would contain the church. The church has approximately 35 members at this time and would use approximately 3,500 square feet of the building. The square footage to be leased could house at least 50 members. This property is zoned "F-1" Light Industrial and was part of the Enterprise Business Park development. Once Fretz Street was improved from Fifteenth Street south through Centennial eventually connecting to Thirty Third Street, structures could front on Fretz rather than Enterprise Drive.

This request is for one occupancy only. Mr. Lambrecht will complete all of the paving on the property for the main building and access to Fretz allowing for Sanitation and Fire Department access. The large building may have six tenants when fully occupied. The Daybreak Community Church was previously located on Eighteenth Street east of Kelly Avenue and that location will no longer be used. The Wednesday evening and Sunday services are not anticipated to conflict with the businesses at this location and the 32 parking spaces that will be provided can be shared between the three buildings. The staff does not recommend any parking permitted on Fretz Street as overflow parking and the church is not anticipating the need or requesting approval for parking in the street.

No separate ground sign will be used for the church. This overall site qualifies for a 6 foot tall, 42 square foot sign. The building is fire sprinkled and the Fire Department will require the appropriate exits for the occupant load. Landscaping will be completed for the entire project. Most recently, this type of approval has been favorably considered with an annual report from the staff on the status of the operations or issues that could have developed. The applicant is not required to re-submit a Specific Use Permit in this case.

The City Council took action on Monday, January 25, 2010 to continue all items scheduled for the February 22, 2010 meeting until Wednesday, February 24, 2010 at 4:30 p.m. in the City Council Chambers.

Larry Lambrecht changed the zoning notice to reflect the new meeting date 20 days in advance of the meeting.

Larry Lambrecht represented the church. The understanding is that there would be a staff report either yearly or in two years regarding any change of conditions.

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

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

NAYS: Members: None

Chairperson Moyer announced that this item will be heard by the City Council on Wednesday, February 24, 2010 at 4:30 p.m. due to a change in the City Council meeting schedule.

Consideration of workshop with the Edmond Youth Council on February 16, 2010 at 4:30 p.m. Chairperson Moyer announced the Planning Commission would be available for this longstanding workshop with the Edmond Youth Council. Commissioner Moore announced he would not be able to attend the Youth Council meeting on February 16.

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 6:15 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission