

## EDMOND PLANNING COMMISSION MEETING

Tuesday, December 17, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, December 17, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the December 3, 2002, Planning Commission minutes.

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

**AYES:** Members: Moyer, Cartwright, Hoppe and Chairperson Woods

**NAYS:** None

**ABSTAIN:** Waner

The next item on the agenda was **Case #PR020038 Consideration of Preliminary Plat of Fountain Gate Addition Section Two located north of 33<sup>rd</sup> Street, east of I-35. (Richard Steepe with Steppco Construction Co., LLC)**

Richard Steepe of Steppco Construction Company, L.L.C., is requesting Preliminary Plat approval of Fountain Gate Addition Section Two Addition. This plat contains 52.32 acres and a total of 34 residential lots zoned "R-2", Urban Estate Dwelling District. Lots shall range in size from a minimum of 60,149 square feet to a maximum of 80,143 square feet. The Edmond Trails Plan does not identify any new trails through this particular area. The Connectivity standards have been met with the interior private collector streets serving this project except for the block length standard. Two streets, Edinburgh Drive and Parth Drive, will link into Lake Highland II Section One to the north. With the gated access and private streets, no connection is planned to the east into the former Singletery property. Based on the low density of this project, ownership pattern, and the number of lots accessed by the two streets connecting to arterials, a variance is reasonable to the block length standard. Detention is planned to be located in a private detention pond on the east edge of the site. The detention area will be privately maintained by the Homeowners Association.

Mark Stewart, resident on Leesa Lane asked about the future zoning on the south side of 33<sup>rd</sup> which was indicated to remain residential. Brent Thackerman with Boys Ranch asked about access from both 33<sup>rd</sup> and the frontage road for this project.

Motion by Hoppe, seconded by Waner, to approve this request with a variance for block length due to the reasons stated. **Motion carried** by a vote of 5-0 as follows:

**AYES:** Members: Hoppe, Waner, Cartwright, Moyer and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #PR020038 Consideration of Final Plat of Fountain Gate Addition Section Two located north of 33<sup>rd</sup> Street, east of I-35. (Richard Steepe with Steppco Construction Co., LLC)**

Motion by Hoppe, seconded by Waner, to approve this request with a variance for block length. **Motion carried** by a vote of 5-0 as follows:

**AYES:** Members: Hoppe, Waner, Cartwright, Moyer and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #PR020037 Consideration of Preliminary Plat of Creek Bend 3<sup>rd</sup> Addition north of 15<sup>th</sup> Street, east and west of Kerry Layne, extending east to Fox Lake. (Creek Bend, LLC)**

Commissioner Hoppe left the Council Chambers during this discussion.

Elizabeth Whitlock with Red Plains Engineering presented the Plat. Doug Gould, 1313 Fox Lake Lane, indicated that the drainage needs to be examined since water is directed through the detention area towards Fox Lake Addition. He requested that erosion control be maintained properly to avoid problems they have had in the past with earlier Creek Bend Additions. Melissa Hattock also attended requesting that there be no increase in run-off through the Fox Lake Addition. Ted McCarley, property owner to the north, indicated he built his home in 1963 and that his fence line was his property line and that he was concerned they would encroach on his land with this development. He also asked that a netting fence be installed on the north of their parcel to catch trash from the development. He also asked if there was adequate water and sewer should he develop his land. Terry Davis from 1300 Oak Springs Lane objected to this project indicating that Creek Bend II had not provided for sufficient detention and identified a series of pictures of run-off through his yard in Oak Springs. He asked that no additional phases of Creek Bend be approved until the problem is corrected. John Luton with the Edmond Neighborhood Alliance asked that the project be evaluated carefully. He indicated it was apparent there was a serious problem to both erosion control and possibly detention standards in Creek Bend II. Ms. Whitlock asked for a continuance until January 21 to address some of the issues.

Commissioner Waner left the meeting at 6:05 and had previously indicated she had a prior commitment.

Motion by Moyer, seconded by Cartwright, to continue this request to the January 21 Planning Commission meeting. Mr. Cartwright indicated Creek Bend II had been approved for 2 years so they needed to address this problem. **Motion carried** by a vote of 3-0 as follows:

**AYES:** Members: Moyer, Cartwright, and Chairperson Woods

**NAYS:** None

Vic LaSaxon, president of the Fox Lake Homeowners Association, asked that the developer come to the Fox Lake Board meeting to discuss these issues prior to the January 21<sup>st</sup> Planning Commission meeting.

The next item on the agenda was **Case #ES020007 Public Hearing and Consideration of a partial easement closing at 4116 Echohollow Trail in Oak Tree Park First Addition. (Mike and Lisa Rogers)**

Lisa Rogers spoke regarding this request. Indicating she had discussed the easement with City Engineer Steve Manek but felt there was enough room to close a portion of the easement for the pool. Mr. Hoppe asked for a more detailed plan showing a layout of the pool and existing utilities. Ms. Rogers asked if the City could accurately locate the sewer line in the easement so they could complete a detailed plan. Ms. Rogers asked for a continuance until January 21<sup>st</sup> to develop more details about her swimming pool location.

Motion by Hoppe, seconded by Cartwright, to continue this request to the January 21 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

**AYES:** Members: Hoppe, Cartwright, Moyer and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #Z020107 Public Hearing and Consideration of amendment to Edmond Plan III from General Commercial to Light Industrial Usage west side of Broadway Court at 2709 Broadway Court. (Roy Meinke)**

Kyle Johnson represented Michael Johnson and Tina Cole as well as property owner Roy Meinke in requesting "F-1" Light Industrial zoning for an auto rebuilders license through the state. Commissioner Cartwright indicated while there has been some "F-1" in the area, he did not see a compelling justification of continuing additional light industrial zoning allowing outside storage. He indicated existing "F-1" zoning was done from an earlier time, approximately 30 years ago, and the current uses are more retail without the outdoor storage allowed in "F-1". Mr. Cartwright asked the staff if there were other alternatives. It was noted that "F-1-A" allowed auto rebuilding totally inside a structure. Mr. Johnson indicated that no more than 6 to 8 cars would be rebuilt at any one time. Mr. Johnson asked for a continuance until January 21<sup>st</sup> to determine options for this proposed use.

Motion by Cartwright, seconded by Moyer, to continue this request to the January 21 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

**AYES:** Members: Cartwright, Moyer, Hoppe and Chairperson Woods

**NAYS:** None

The next item on the agenda was **Case #Z020106 Public Hearing and Consideration of rezoning from "E-1" General Commercial to "F-1" Light Industrial Usage west side of Broadway Court at 2709 Broadway Court. (Roy Meinke)**

Motion by Cartwright, seconded by Moyer, to continue this request to the January 21 Planning Commission meeting. **Motion carried** by a vote of 4-0 as follows:

**AYES:** Members: Cartwright, Moyer, Hoppe and Chairperson Woods

**NAYS:** None

There was no **New Business**.

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

**AYES:** Members: Cartwright, Moyer, Hoppe and Chairperson Woods

**NAYS:** None

**Meeting adjourned at 6:50 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission