

EDMOND PLANNING COMMISSION MEETING

Tuesday, July 19, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Vice Chairperson Elizabeth Waner at 5:30 p.m., Tuesday, July 19, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, and Barry K. Moore. Chairperson Leroy Cartwright was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Jan Ramseyer-Fees, Assistant City Planner; Steve Manek, City Engineer; and Paul Lakin, Assistant City Attorney. The first item on the agenda was the approval of the June 21, 2005, Planning Commission Minutes.

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

AYES: Members: Moyer, Moore and Vice Chairperson Waner
NAYS: Thrash

The next item on the agenda was **Case #Z050038 Public Hearing and Consideration of amending Edmond Plan III Single Family Dwelling to General Commercial Planned Unit Development on the northwest corner of Coltrane and Coffee Creek Road. (The Ranch Property Company, LLC)**

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

1. Infrastructure: City water is available along Coffee Creek Road serving The Ranch Addition and acreage lots that front Coffee Creek Road. For the more intense uses such as large square footage commercial or group of homes, the existing water line will need to be looped to Coltrane. Long dead end water lines are not adequate for serving uses that may require fire sprinkler systems or greater number of homes. Sanitary sewer is also available in the general area at The Ranch.
2. Traffic: There are no current traffic counts along Coffee Creek or Coltrane. The general area consists of acreage lots such as the Walnut Hill Addition, Rustling Hills, Belle Pointe and Windmill Estates. The Steeplechase Addition was approved with some of the lots facing Coffee Creek and Coltrane as acreage size lots. The standard 50 foot of right-of-way was provided along Coffee Creek and Coltrane; neither one of these streets is on the current 5 year arterial street improvement plan.
3. Existing zoning pattern:
 - North – “G-A” General Agricultural projected for Single Family
 - South – “A” Single Family
 - East – “G-A” General Agricultural projected for Single Family
 - West – “A” Single Family
4. Land Use:
 - North – undeveloped
 - South – Steeple Chase Addition
 - East – undeveloped
 - West – Windmill Estates I and II and The Ranch

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5. Density: The property is proposed for Commercial; the density is not an applicable standard for a commercial project.
6. Land ownership pattern:
 North – one ownership, The Ranch Property Company, LLC
 South – divided into multiple tracts facing Coffee Creek as a phase of Steeplechase
 East – one ownership, large parcels
 West – The Ranch, currently 23 lots and the remainder of the land is owned by the current developer, The Ranch Property Company, LLC
7. Physical features: The property currently has heavy tree cover and has not been improved for any use in the past.
8. Special conditions: No particularly unique conditions apply to this parcel.
9. Location of Schools and School Land: The Edmond School District owns a 10 acre tract of land west of Asheforde Oaks south of Autumn Ridge on Covell Road. An elementary school has been generally discussed at that location.
10. Compatibility to Edmond Plan III: This would be a change from the Single Family projection on the 1999 Edmond Plan III for “E-1” PUD Commercial. The intersection at Covell and Coltrane is zoned “E-2” Open Display PUD even though there is a substantial floodplain in that area. The Fairfax corner is “A” Single Family. The southwest corner of Coltrane and Danforth does contain some commercial zoning; however, much of that area has been built single family as part of the Faircloud Hills Addition or contains the ONG gas control station.
11. Site Plan Review: Site Plan review would apply if the land is zoned “E-1” PUD.

Ricky Jones with Tanner Consulting requested the commercial since the developer was considering a full quarter section of urban density single family homes. There was reference to options on the land to the east containing approximately 1600 acres formerly owner by Jim Harper and he felt commercial would be needed as development continues in the area.

Commissioner Moyer asked if commercial was not approved, what would be developed on the corner. Mr. Jones indicated he did not know what the developer would do if the zoning was not approved.

Tom Comhan, president of the homeowners association for Steeplechase, spoke in opposition to the rezoning indicating that 95% of those persons contacted opposed the rezoning. He indicated there was adequate commercial and Coltrane and Covell which was designed to be the busier street than Coffee Creek and that the density in the area was very low with larger family lots, even some acreage lots. Caleb McCaleb indicated this was very much a residential area, undeveloped commercial property is close enough to this property at either Covell and Coltrane or Covell and Sooner, no additional zoning is needed. Ronnie Williams with ENA indicated that if there was a corner in this vicinity, it would be the northeast corner but there is not enough information to consider commercial at this location. Property owners from Walnut Ridge opposed to the rezoning are Scott

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Stone and Dave Mason.

Commissioner Thrash expressed concern about zoning this particular corner based on the information provided since that would open the other corners at Coffee Creek and Coltrane. Commissioner Moore indicated he saw no justification for amending the Plan based on the presentation. Commissioner Moyer indicated there had been no significant change at this location. Commissioner Thrash indicated it would be just as easy to develop the property as residential rather than commercial.

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

AYES: None

NAYS: Members: Thrash, Moore, Moyer and Vice Chairperson Waner

The next item on the agenda was **Case #Z050037 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "E-1" General Commercial Planned Unit Development on the northwest corner of Coltrane and Coffee Creek Road. (The Ranch Property Company, LLC)**

The Ranch Property Company, LLC is requesting 10 acres of "E-1" PUD on the northwest corner of Coffee Creek and Coltrane. The PUD Design Statement excludes the following uses:

1. Bus Terminal
2. Funeral Parlor or Mortuary
3. Kennel
4. Automobile Sales

The Master Plan for the project identifies a number of buildings with one curb cut on Coffee Creek and 3 curb cuts on Coltrane. Single Family homes would back up to the commercial in a future phase of The Ranch Addition. The property to the south is developed as the Steeplechase Addition. The lots fronting Coffee Creek Road are actually unplatted and were deed approved through the Planning Commission but they are considered as part of the Steeplechase Homeowners Association. The land to the east is undeveloped. City water is available along Coffee Creek Road and would need to be extended north on Coltrane to serve this type of use and probably looped through The Ranch Addition to provide for options in the event there is a water line break. The only water supply in the area extends from the main along Coltrane connecting to Danforth and eventually Second Street. Sanitary sewer has been extended to serve The Ranch Addition through the Steeplechase Addition and a further extension would serve this use. The land was shown as residential in the Edmond Plan III. The development since 1999 has included Steeplechase, The Ranch and the Fairfax Addition over ½ mile to the southeast of this location. Mr. Jim Harper has previously owned approximately 1800 acres adjacent to this location.

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

AYES: None

NAYS: Members: Moore, Thrash, Moyer and Vice Chairperson Waner

The next item on the agenda was **Case #Z050036 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "A" Single Family Dwelling Planned Unit Development located north of Coffee Creek Road, west of Coltrane. (The Ranch Property Company, LLC)**

The Ranch Property Company, LLC, is requesting rezoning of 139 acres for "A" Single Family Planned Unit Development. The developers plan a maximum of 375 lots. This addition would be served with full City utilities, water, sanitary sewer, sanitation, electric as well as Police and Fire service. The minimum lot size would be 7,000 square feet but many of the lots are larger. The Edmond Plan III has identified this area for Single Family so there is no Plan Amendment required for this "A" PUD rezoning. All setbacks will remain as stated in the Zoning Code; there are no variations in setback as approved in The Ranch Addition. The Ranch has developed with 23 lots with a gated private street access. This development will continue with the private streets. There was consideration of changing to public streets but there will have to be additional discussions with the residents of The Ranch since the streets interconnect. The PUD Master Plan does not require a Preliminary Plat. It requires identification of the density or minimum lot size, in this case the density of 2.69 units per acre. The PUD also requires the identification of the collector street or streets. The developers have identified 2 street connections to Coltrane and 1 connection to Coffee Creek due to the gated private street arrangement. The total number of lots in this project including The Ranch would be 398.

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

AYES: None

NAYS: Members: Moore, Thrash, Moyer and Vice Chairperson Waner

The next item on the agenda was **Public Hearing and Consideration of ordinance establishing Fraternity and Sorority Overlay District boundaries as locations best suited for these uses. (City of Edmond)**

The use of an overlay area for providing the most suitable location for fraternity/ sorority houses is recommended as the methodology to use for suggesting future locations for these uses. As UCO and the City of Edmond have discussed this idea, it is felt that a location where these organizations can know where to locate houses will establish the most effective way for the advanced planning needed to find a site. The requirement of a Planned Unit Development application is felt to be unnecessary to apply to these locations. The creation of a new zoning district would require sites to be rezoned and the

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use of a Special Use Permit would require a full site plan and duplicate the existing site plan requirement already in effect. The staff recommends that Chapter 22.29 Additional District Provisions provide for a new section, possibly 22.29.111 Fraternity and Sorority Overlay District, describing the district, one west and northwest of the campus, one northeast of the campus and one location immediately north of the campus. The ordinance would provide that a fraternity or sorority house would be allowed in those two areas as a Use Permitted subject to compliance with all applicable city building, fire and site plan codes. Existing standards would require parking, Fire Code compliance, Building Code compliance and ADA compliance. Those standards are not being changed. The existing zoning in the Overlay Districts would not be a determinant of the use. The zoning in the two Overlay Districts includes DRD, "A" Single Family, "B" Two Family, "C-1" "C-2" and "C-3" Multi-Family districts. The University and the City staff worked together to suggest these areas that are the most suited for adding fraternity/sorority houses.

Vice President Steve Kreidler with the University of Central Oklahoma spoke in favor of this request indicating that it would be desirable for the fraternity and sorority organizations to know locations acceptable in the community. He noted the University worked with the City to develop this recommended ordinance.

Mr. Walter, a homeowner on Lincoln Street, suggested the line be moved south to not include single family homes in the northwest portion of the suggested boundary. Commissioner Moyer asked if the line could be moved one street south to Clegern Street. The staff indicated that would be identified as an option for the City Council to consider. The staff suggested that the boundary not be extended any further south than Clegern because the block south of that area already had multi-family zoning in place.

Vice Chairperson Waner left the room for consideration and voting of this item.

Motion by Moyer, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Moore and Acting Chairperson Thrash

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of ordinance repealing Fraternity and Sorority houses as Uses Permitted by Right in "C-2" Medium Density Residential District and "C-3" High Density Residential & Commercial Services District and amending the City Code to require Specific Use Permits for Fraternity and Sorority houses in "C-2" Medium Density and "C-3" High Density Residential & Commercial Services District. (City of Edmond)**

Working with the University of Central Oklahoma, the City of Edmond would like to request an amendment to the current Zoning Code to remove fraternity/sorority houses

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as Uses Permitted by Right in the multi-family districts and require Special Use Permits for those uses in multi-family. The "C-1" Low Density Multi-Family District already has such a provision. Fraternity/sorority houses are allowed in the multi-family districts, the Central Business District and the Downtown Residential District since those two areas also allow all uses in the "C-2" Multi-Family District. The University and the City have developed an overlay district near the campus where fraternity/sorority houses would be allowed by right. These locations are where a majority of the fraternity/sorority houses are now located, they are convenient to the campus and the nature of the locations is well suited for additional houses. The adoption of an overlay district would be a new feature of the Zoning Ordinance where appropriate locations are addressed for these Special uses. The use of the overlay district will allow fraternity/sororities to find appropriate locations where Special Use Permits would not be a minimum standard. Other locations could be considered but through the Special Use Permit review in "C-1", "C-2" or "C-3" Districts. Staff recommends approval of the attached ordinance amending locations for fraternity/sorority houses by right and establishing Special Use Permits in the multi-family zoning districts or in the preferred Fraternity Sorority Overlay District.

Vice Chairperson Waner left the room for consideration and voting of this item.

Motion by Moyer, seconded by Moore, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Moyer, Moore and Acting Chairperson Thrash

NAYS: None

The next item on the agenda was **Case #PR040013 Consideration of Final Plat for Fairfax Estates IV located one-half mile north of Covell Road and one-half mile east of Coltrane Road. (J. W. Armstrong)**

J. W. Armstrong is requesting Final Plat approval of a new single family addition Fairfax Estates IV located one-half mile north of Covell Road and one-half mile east of Coltrane. This phase consists of 10.20 acres and 20 lots. The lots range from 14,500 square feet to 17,000 square feet. The development will be served with water, sanitary sewer. fire, police, Edmond Electric and sanitation. The streets are private and access to this section will be from both Coltrane and/or Covell Road.

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

AYES: Members: Moyer, Moore, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #PR050018 Public Hearing and consideration of Preliminary Plat of Fisher Hall South located on the northeast corner of Smiling Hills Boulevard and South Boulevard. (Derek Turner)**

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Ernest Isch is requesting Preliminary Plat approval of Fisher Hall South. This project is zoned "E-1" General Commercial and contains 7.71 acres. The proposal is to build 7 commercial lots designed for offices. There will be one common lot A for detention. Right-of-way along Boulevard is proposed at 50 feet from the center line and Boulevard is already four laned with a median in front of this property. Smiling Hills Boulevard is planned at 30 foot of right-of-way from the center line. Oklahoma Christian University of Science and Arts owns the property to the south of Smiling Hills Boulevard across from this parcel and to the land to the east is part of the new community park. Mr. Turner has already platted the area to the north of Fisher Drive and is under construction with a 3 story office building. Both projects interconnect by a series of driveways. No driveway is planned on Smiling Hills Boulevard. The fire lanes are defined as 24 foot wide and are also shown as common access drives so that each lot can be sold individually.

Derek Turner commented that he was requesting a cross-over in the median on South Boulevard. The Planning Commission indicated that was an off-site improvement and would have to be approved by the proper agencies, whether that is the Park Department/Community Image/Traffic/Public Works Committee/and/or City Council. This was especially true since the median was already improved with landscaping and other improvements.

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

AYES: Members: Moyer, Thrash, Moore and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #SP050031 Public Hearing and Consideration of Commercial Site Plan approval for three office buildings generally located east of Kelly, north of Covell in the Coffee Creek Village Commercial Center. (Turner and Company)**

Josh Moore representing Turner and Company is requesting approval of 3 office buildings located north of Covell south of Village Parkway and east of Kelly. These buildings follow the architectural style set in Coffee Creek as to roof line, brick veneer, roof materials and completion of the landscaping. Utilities and regional detention were installed in the original Coffee Creek project.

General Site Criteria:

Existing zoning – "D-1" Restricted Commercial PUD

Setbacks – all buildings meet the 25 foot setback off of Village Parkway, exceed the side yard setbacks which would be no more than 10 feet.

Height of buildings – the building height is 28 feet to the peak of the roof. There is a cupola added and the maximum height with that feature is 33 feet (35 feet is the standard in "D-1")

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Parking – 42 spaces

Lot size – a) 2500 square feet for Building J – lot size 20,600 sf

b) 3030 square feet for Building J-1 – lot size 18,000 sf

c) 7200 square feet for Building K – lot size 22,899 sf

1. Landscape Plan – Building J

Landscaping - Lot area = 20,600 sf

Landscape provided on plans submitted

Ten per cent of lot = 2,060 sf

2,060 sf landscaping/lawn area

Plant units required = 165 plant units

166 plant units

Required in front yard = 82 plant units

82 plant units in front yard

Evergreen required = 66 plant units

106 plant units

Landscape Plan – Building J-1

Landscaping - Lot area = 18,000 sf

Landscape provided on plans submitted

Ten per cent of lot = 1,800 sf

1,800 sf landscaping/lawn area

Plant units required = 144 plant units

144 plant units

Required in front yard = 72 plant units

72 plant units in front yard

Evergreen required = 58 plant units

67 plant units

Landscape Plan – Building K

Landscaping - Lot area = 22,899 sf

Landscape provided on plans submitted

Ten per cent of lot = 2,290 sf

2800 sf landscaping/lawn area

Plant units required = 183 plant units

241 plant units

Required in front yard = 92 plant units

120½ plant units in front yard

Evergreen required = 73 plant units

136 plant units

2. Lighting Plan – the lighting will stay the same pattern as established in Coffee Creek with the down directed light poles at the same height of 25 feet. There will be some wall packs placed on the buildings near the various entrances or exits.
3. Driveways/Parking – the parking lots and the driveways are all interconnected on site. The driveways also serve as fire lanes and the driveway approaches on Village Parkway all comply with the driveway separation requirements.
4. Mechanical equipment – the roofs are all pitched so the mechanical equipment is located on the ground and is screened from view from any street.
5. Fencing/screening – none is required due to the commercial zoning around this property.
6. Signage – each building is platted separately and will have their own 6 foot tall 42 square foot sign.
7. General architectural appearance – all 3 buildings are two story and will meet the same design standards as the other buildings within Village Center (Brazos River brick, forest green composition shingle, matching paint colors).
8. Drainage Report and related Grading Report Plans – drainage was completed with the original project and is regional in scale for the Coffee Creek PUD.
9. Refuse facilities – some refuse facilities are shared. Each building does not necessarily need its own closure.
10. Sensitive borders – not applicable due to the commercial zoning adjacent.

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11. Street paving and access management – all street paving and driveway separation has been approved with the PUD and complies.
12. Title 21 Water and Sanitary Sewer Plans – all water lines and sewer lines are in place. Connections to the buildings will meet the standard plumbing code.

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

AYES: Members: Moyer, Moore, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #SP050028 Public Hearing and Consideration of Commercial Site Plan approval for Chapel Ridge Business Park at 1400 S. Fretz Drive. (ERC Construction Group LLC)**

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – The property faces Fretz Drive (the Fretz Drive for the traffic light is located north of Silverstar Imports). The front setback is 64 feet, the side setback is 57 feet (south side), the north setback is 44 feet (the north side) and the rear setback or east side is 23 feet. Since the property around this is zoned “E-3”, these setbacks exceed the minimums.

Height of buildings – 31 feet to the highest peak of the roof

Parking – 24 spaces. The building contains 6,000 square feet. 20 spaces would be required for all office use and 30 would be required if part of the building is used for retail. 24 spaces would be a medium ground for meeting parking requirement without over parking since the land is zoned “E-3” Restricted Light Industrial and may change over time.

Lot size – 41,971 square feet

1. Landscape Plan

| | |
|--|--|
| Landscaping - <u>Lot area = 41,971</u> | <u>Landscape provided on plans submitted</u> |
| Ten per cent of lot = 4,197 sf | 9,000 sf landscaping/lawn area |
| Plant units required = 336 plant units | 336 plant units |
| Required in front yard = 283 sf | 283 sf in front yard |
| Evergreen required = 232 plant units | 232 plant units |

2. Lighting Plan – Wall packs are proposed on the building. Light poles could be approved, not more than 24 feet in overall height including the base.
3. Driveways/Parking – Two drives are planned on Fretz.
4. Mechanical equipment – The building has a 12/8 pitch roof so the mechanical equipment will be located on the ground behind the building as shown on the plans.
5. Fencing/screening – No fencing is proposed due to the surrounding zoning.
6. Signage – Only one ground sign would be permitted in height, 42 square feet in area.
7. General architectural appearance – The building will be more in the residential style of structures such as Prestige Offices at the intersection of Fretz Drive and Fretz

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Avenue. This building will have a combination of rock, EFIS and siding exterior walls and composition roof, with a relatively high pitch on the roof.

8. Drainage Report and related Grading Report Plans – Drainage Plans have been previously reviewed on this project.
9. Refuse facilities – The dumpster enclosure has been over a private drainage easement and a utility easement. It will need to be moved to another location on the property and the exterior will need to be rock and/or EFIS or a combination thereof to match the building. The concrete approach is also not shown correctly on the plans.
10. Sensitive borders – None. Silverstar Imports and a Chinese restaurant are located to the southwest; office warehouses to the west previously constructed by ERC, the land to the immediate north and east is vacant. John Alexander is under construction with the office building to the northeast at Fretz Drive and Fretz Avenue.
11. Street paving and access management – Fretz Drive fully meets City standards.
12. Title 21 Water and Sanitary Sewer Plans – City water and sewer are adjacent to the site for service.

Commissioner Moore asked if they planned to move the dumpster enclosure and to eliminate the extra parking spaces. Chris Gray with Craft and Tull indicated they would review the dumpster plans with the Sanitation Department and remove the parking spaces prior to the Council packet preparation.

Motion by Moore, seconded by Moyer, to approve this request subject to resolution of the parking and the dumpster location. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #SP050023 Public Hearing and Consideration of Commercial Site Plan approval for Freddy's Frozen Custard on the north side of East Second Street, one-quarter mile east of Bryant. (RKS Ventures, Inc.)**

This item was continued at request of the applicant.

Motion by Moyer, seconded by Moore, to continue this request to August 2nd. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Moore, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #PR050014 Consideration of Final Plat on the Raspberry Park Addition located on the north side of East Second Street, one-quarter mile east of Bryant.**

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This item was continued at request of the applicant.

Motion by Thrash, seconded by Moyer, to continue this request to August 2nd. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Thrash, Moyer, Moore and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #SP040001 Public Hearing and Consideration of landscaping modification for Sam's Auto Wash Express on East Second west of Katie Michelle Boulevard 3612 E. 2nd Street. (Terry Baumeister)**

Architect Terry Baumeister representing Sam's Express Auto Wash is requesting the Planning commission and City Council allow for modifications of the plant units with the consideration for a public art piece to be added to the front elevation of the car wash at 3612 E. 2nd Street. This commercial project is located in the I-35 Corridor and the original plan provided for 13.5% landscaping, a slight reduction from the 15% required because this project provided for a shared driveway and a shared detention area for a second phase to be developed immediately west of the car wash. Those standards were the appropriate ones under the City Code to qualify this project for a reduction in landscaping. In the front of the property adjacent to and south of the right-of-way on Second Street, the owner has found considerable rock. He has considered digging a deeper and larger area than the typical planting area for the trees originally planned in the front of the property. The landscape contractor indicates there is so much rock that the trees could not be guaranteed even if they were planted in larger excavations with suitable soil brought in. There is also an area along Katie Michelle near the first drive where this situation occurs.

Terry Baumeister indicated they would be willing to continue the item in order to discuss the option of the art piece rather than the trees where the owner feels the tree planting is not practical due to the amount of rock. The Commission indicated the use of the art might be a possibility but they would prefer not to see the number of plant units reduced at this particular location near the entry to the community. The Planning Commission asked if City Urban Forester Carrie Tomlinson had reviewed the area identified as rock. It was noted that she had not looked at the site in detail.

Motion by Moyer, seconded by Thrash, to continue this request to August 2nd. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moyer, Thrash, Moore and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Overview of Comment Draft Title 22 Zoning Ordinance.**

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A power point presentation of the Comment Draft Title 22 Zoning Code was presented by Councilman Charles Lamb, Chairperson of the Zoning Steering Committee. The process and changes to the Zoning Code were discussed.

There was no New Business.

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

AYES: Members: Moyer, Thrash, Moore and Vice Chairperson Waner

NAYS: None

Meeting adjourned at 8:35 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission