

EDMOND PLANNING COMMISSION MEETING

Tuesday, September 6, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, September 6, 2005, in the City Council Chambers at 20 South Littler. Other members present were Suzy Thrash, Barry K. Moore and Elizabeth Waner. Bill Moyer 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 Steve Murdock, City Attorney. The first item on the agenda was the approval of the August 16, 2005, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #Z050042 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to General Commercial Planned Unit Development Usage located on the southeast corner of Covell Road and Coltrane. (David Huffman)**

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

1. Infrastructure: A water line has been extended along Covell to serve the Fairfax project. A larger right-of-way is anticipated on Covell because of the Parkway and particularly the turning movements required at the intersection of Covell and Coltrane. Water is also available on Coltrane. Sanitary sewer is generally available to the area, but will need to be extended on to this property from off-site. The southeast corner of the intersection has developed with acreage lots with individual wells and septic tanks. There may be other pipe line easements or infrastructure in place that requires larger easements, storm sewer improvements that would affect this property as it is planned to be developed.
2. Traffic: 11,357, 2003 traffic count, east-west north south traffic movement; 2004 between Bryant and Coltrane on Covell Road, 7,261 vehicles per day. Coltrane will be an arterial street designed as a four lane road, although the intersection may provide for significant turning lanes intersecting Covell. There is no design for this intersection and no funding in the current five year plan. Covell, of course, is planned for a Parkway, with 70 foot or more right-of-way. Right-of-way will have to accommodate the necessary drainage to the north and other turning movements. A variance on setback is appropriate at this location, although the amount of right-of-way cannot be determined without a plan.
3. Existing zoning pattern:
 North – “A” Single Family PUD
 South – “A” Single Family
 East – “A” Single Family

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West – “E-2” Commercial and “D-3” Office Commercial

4. Land Use:

North – Fairfax Golf Course and residential

South – Acreage lots

East – Acreage lots

West – Faircloud Hills Addition

Also, includes gas control equipment

5. Density: Not applicable to the subject site since commercial is proposed

6. Land ownership pattern:

North – Large ownership through the golf course

South – 2 ½ and 5 acre tracts

East – 1, 2 and 5 acre tracts

West – Urban residential lots and ONG

7. Physical features: The land contains a number of trees, the property has been used residentially in the past. There is a drainage way parallel to Coltrane through the property.

8. Special conditions: No special conditions.

9. Location of Schools and School Land: The nearest elementary school is Northern Hills, the nearest middle school is Sequoyah.

10. Compatibility to Edmond Plan III: The Edmond Plan has not indicated this corner as commercial. The property was denied zoning to commercial in April, 1994 (minutes attached) for a change from “A” Single Family to “D-0” Suburban Office. The northwest corner is vacant commercial; the northeast corner will not be developed commercial in the Fairfax PUD; and the southwest corner will not be developed commercially to the extent the zoning occurs since homes have already been built over some of the commercial parcels.

11. Site Plan Review: Preliminary Plat, site plan and Final Plat will be requirements of a commercial PUD approval.

Attorney Randel Shadid requested approval indicating the Plan had not been updated for 6 years and since the original Plan, the Covell Parkway has been initiated and that this request for “D-1” uses with the one exception in “E-1” for a convenience store service station would be compatible with the previous zoning that has been granted at this location. Mr. Shadid indicated that the southern piece of this property was to be left “D-O” Office nearest to Faircloud and extending east adjacent to the acreage lots on Covell Lane. There is adequate area for a transition of office near most of the homes.

Conrad Colwell spoke in opposition to the rezoning. He felt there was enough commercial in the area and that there was no additional need for this use. The zoning had been denied in 1994 and that there was no buffer next to single family to the east. Mike McGinnis, 2808 Mission Drive, also opposed the rezoning based on a 24 hour business, additional lights. He noted that the commercial on the southwest corner had been built as residential so that there was only a small amount of commercial possible

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near the Faircloud Addition. Jan Tune on Barrywood spoke in opposition. Jerry Biby spoke in opposition indicating there's flooding at this intersection even if there is not an official FEMA floodplain at this corner. Ronnie Williams with the ENA indicated there were no buffers adjacent to the single family abutting this property. A more detailed drainage study needs to be completed due to the history of this location and a study of the feasibility of moving the high pressure gas line along the north side of this building.

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

AYES: None

NAYS: Members: Moore, Waner, Thrash and Chairperson Cartwright

The next item on the agenda was **Case #Z050041 Public Hearing and Consideration of rezoning from "A" Single Family to "E-1" General Commercial District Planned Unit Development located on the southeast corner of Covell Road and Coltrane Avenue. (David Huffman)**

Attorney Randel Shadid is representing David Huffman in requesting approval of 5.5 acres of "E-1" General Commercial PUD at Covell and Coltrane. The Fairfax Addition and Golf Course is located to the north, The Faircloud Hills Addition is located to the west and the Asheforde Oaks Addition is located to the northwest. There are acreage lots to the east zoned "A" Single Family. There is commercial zoning in place on the northwest corner ("E-2") and on the southwest corner ("E-2" and D-3); however, most of that land is developed residential. The land to the east and south is zoned "A" Single Family. City water is located to the north along Covell Road, sanitary sewer lines are located. There is a significant drainage way through this parcel, draining land from the south to the north through Fairfax. Covell Road is planned as a parkway requiring 70 feet or more right-of-way, especially at the intersection corner. Coltrane Avenue would be an arterial street. This property was previously owned by Ms. Cleo Justus and a commercial rezoning application was submitted in 1994.

The PUD Design Statement and Master Plan known as "Country Station" provides for the following design elements:

- A. 10 acres total PUD, 5.5 acres "E-1", 4.5 acres "D-0" Office
- B. Use proposed – convenience store gas station, car wash and other "D-1" Restricted Commercial Uses.
- C. Commitment to comply with Title 23 Drainage Standard, as the project proceeds, if approved, through preliminary plat, final plat, and site plan steps.
- D. Commitment to connect to City of Edmond water, sanitary sewer (extensions).
- E. The proposal requests for 4 curb cuts on Coltrane and 1 curb cut on Covell Road.
- F. Landscaping will meet the 10% of lot area City of Edmond Standard.

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- G. A graphic of elevations has been provided illustrating pitched roofs for a majority of the buildings. Shielding the gas pumps from the corner with the building. A bank is located on the south side of the "E-1" PUD parcel which includes drive-in lanes.

The staff recommends the following be added to the PUD Design Statement:

- A. Commitment of Covell Parkway right-of-way including intersection standards for turning lanes, drainage improvements out of the right-of-way, sidewalks on Coltrane and Covell..
- B. A widening section/street paving or fee in lieu as recommended by the City Council for adjacent arterial streets/Covell and Coltrane.
- C. Maximum height of 35 feet for buildings.
- D. Approval of setback variance for the corner building which anticipate right-of-way for the street improvements, drainage, sidewalk and utility improvements. The project may have to be moved to the east and south a distance to insure adequate drive-way and drainage. The concept Master Plan does not address Subdivision level design standards.
- E. The "concept sketch" becomes part of the PUD Design Statement reflecting the quality, architectural details, roof lines proposed and scale as related to number of parking spaces and general setbacks shown.

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, Waner and Chairperson Cartwright

The next item on the agenda was **Case #Z050042 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Suburban Office District Planned Unit Development Usage located on the southeast corner of Covell Road and Coltrane. (David Huffman)**

This involves the 4.5 acre tract which is the southern portion of this 10 acre PUD.

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

1. Infrastructure: A water line has been extended along Covell to serve the Fairfax project. A larger right-of-way is anticipated on Covell because of the Parkway and particularly the turning movements required at the intersection of Covell and Coltrane. Water is also available on Coltrane. Sanitary sewer is generally available to the area, but will need to be extended on to this property from off-site. The southeast corner of the intersection has developed with acreage lots with individual wells and septic tanks. There may be other pipe line easements or infrastructure in place that requires larger easements, storm sewer improvements that would affect this property as it is planned to be developed.

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2. Traffic: 11,357, 2003 traffic count, east-west north south traffic movement; 2004 between Bryant and Coltrane on Covell Road, 7,261 vehicles per day. Coltrane will be an arterial street designed as a four lane road, although the intersection may provide for significant turning lanes intersecting Covell. There is no design for this intersection and no funding in the current five year plan. Covell, of course, is planned for a Parkway, with 70 foot or more right-of-way. Right-of-way will have to accommodate the necessary drainage to the north and other turning movements. A variance on setback is appropriate at this location, although the amount of right-of-way cannot be determined without a plan.
3. Existing zoning pattern:
North – “A” Single Family PUD
South – “A” Single Family
East – “A” Single Family
West – “E-2” Commercial and “D-3” Office Commercial
4. Land Use:
North – Fairfax Golf Course and residential
South – Acreage lots
East – Acreage lots
West – Faircloud Hills Addition
Also, includes gas control equipment
5. Density: Not applicable to the subject site since commercial is proposed
6. Land ownership pattern:
North – Large ownership through the golf course
South – 2 ½ and 5 acre tracts
East – 1, 2 and 5 acre tracts
West – Urban residential lots and ONG
7. Physical features: The land contains a number of trees, the property has been used residentially in the past. There is a drainage way parallel to Coltrane through the property.
8. Special conditions: No special conditions.
9. Location of Schools and School Land: The nearest elementary school is Northern Hills, the nearest middle school is Sequoyah.
10. Compatibility to Edmond Plan III: The Edmond Plan has not indicated this corner as commercial. The property was denied zoning to commercial in April, 1994 (minutes attached) for a change from “A” Single Family to “D-0” Suburban Office. The northwest corner is vacant commercial; the northeast corner will not be developed commercial in the Fairfax PUD; and the southwest corner will not be developed commercially to the extent the zoning occurs since homes have already been built over some of the commercial parcels.
11. Site Plan Review: Preliminary Plat, site plan and Final Plat will be requirements of a commercial PUD approval.

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

AYES: None

NAYS: Members: Moore, Waner, Thrash and Chairperson Cartwright

The next item on the agenda was **Case #Z050041 Public Hearing and Consideration of rezoning from “A” Single Family to “D-O” Suburban Office District Planned Unit Development located on the southeast corner of Covell Road and Coltrane. (David Huffman)**

Attorney Randel Shadid is also representing David Huffman in requesting 4.5 acres of “D-0” at the southern portion of the PUD. This parcel would be connected to the “E-1” PUD 5.5 acre tract with a common driveway and intersecting parking lots. There are acreage lots to the east of this tract, generally 2 acres in size along a private street called Covell Lane. Utilities would be extended from Covell and Coltrane that would serve this property. This parcel is not completely separate from the “E-1” tract since there is only one design statement and plan for this project. It would not be appropriate to approve this office without an amended design statement since it is submitted as one project.

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, Waner and Chairperson Cartwright

The next item on the agenda was **Case #SP050037 Public Hearing and Consideration of Commercial Site Plan approval for a medical clinic south of Homestead Boulevard on the west side of Santa Fe. (Mercy Health Clinic/Homestead)**

General Site Criteria:

Existing zoning – “D-O” Suburban Office District

Setbacks – Front: 50’ required, 130’ shown

Side: 15’ required, 76’ shown

Rear: 20’ required, 80’ shown. Exceeds sensitive border requirement.

Height of buildings – 24 ½’

Parking – 100 spaces shown. Parking required for medical office is one space per doctor and two spaces for every three employees.

Lot size – 69,000 square foot lot with a 12,400 square foot building

1. Landscape Plan –

Landscaping - Lot area = 69,000 sf

Ten per cent of lot = 6,900 sf

Plant units required = 552 plants

Required in front yard = 276 sf

Landscape provided on plans submitted

17,706 sf landscaping/lawn area

552 plant units

497 sf in front yard

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Evergreen required = 221 plants 432 plant units

The landscaping plan shows proposed trees to be preserved along the west side of the site. Mercy is not receiving plant units for these trees. The proposed curb cut for the parking lot will come within a few feet of the trunk of the trees. Depending on the exact location of the curb in the field, the tree's root systems will be severely damaged or the trees may need to be completely removed.

2. Lighting Plan – Five 14' tall pole lights with 150 watt metal halide lights and five wall mounted security lights on the west and north of the building with shields to direct light from residential areas.
3. Driveways/Parking – One drive off Santa Fe and two drives off Homestead Boulevard.
4. Mechanical equipment – Will be located on the roof, shielded behind the parapet.
5. Fencing/screening – Existing stockade fence to west. No fencing required.
6. Signage – Monument sign proposed on Santa Fe, not to exceed 54 square feet, and wall sign on building.
7. General architectural appearance – Brick veneer building with pitched roof and a residential appearance. The exterior pitch of the roof is for aesthetics to conceal the rooftop mechanical equipment on the flat central core, located behind the parapet.
8. Drainage Report and related Grading Report Plans – Detention was provided with the initial development of the Homestead commercial center, so no detention is needed for this site.
9. Refuse facilities – located in the rear along Homestead Boulevard with the location approved by the Sanitation Department.
10. Sensitive borders – The Homestead Addition to the west may create a sensitive border. The building sets back 80', which is greater than the 30' required for a sensitive border.
11. Street paving and access management – Santa Fe is a 4-lane road with a median that will line up with the drive on Santa Fe. Homestead Boulevard is a collector street and the drive off Homestead Boulevard is 135' west of the corner.
12. Title 21 Water and Sanitary Sewer Plans – There is an existing 8" sanitary sewer line at the west side of the property that will be extended to the building. A new 8" water line will be installed to serve the new building.

Mercy Health preferred to have the dumpster on the west side of the property. They had an alternate location in the front on Santa Fe but since there use was office only they hope to improve the appearance from the street by not having the dumpster visible. The dumpster was approximately 40 to 50 feet from the nearest home and would be in an enclosure near Homestead Boulevard. Homestead homeowners were aware of this location and had no objection.

Commissioner Waner indicated that the wall on the west side near the homes was fairly long without any architectural element. She asked if dormer windows or other architectural features could be added to the back wall. Architect Larry Blackledge

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indicated the mansard roof was extended along the back to not only screen the mechanical but to create a slope roof appearance near the residential. There is the possibility that the building will expand to the north adding artificial improvements to the 24 foot tall building and this wasn't recommended.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of Commercial Site Plan approval for a Fairfield Inn and Suites West of Hampton Inn, south of the Holiday Inn Express and the Conoco Station. (Kajal Inn, Inc.)**

General Site Criteria:

Existing zoning – “E-1” General Commercial District

Setbacks – Front: 25’ required, 100’ shown

Side: none required, 85’ and 90’ shown

Rear: 30’ required, 40’ shown

Height of buildings – 52 feet, this property is also substantially at a lower elevation than the Holiday Inn Express, the Conoco service station and Second Street.

Parking – 93 parking spaces shown, 90 spaces needed

Lot size –108,464 square foot lot with a 53,274 square foot building

1. Landscape Plan –

| | |
|--|--|
| Landscaping - <u>Lot area = 108,464 sf</u> | <u>Landscape provided on plans submitted</u> |
| Fifteen per cent of lot = 16,269 sf | 34,107 sf landscaping/lawn area |
| Plant units required = 2,603 plants | 2,190 plant units |
| Evergreen required = 1041 plants | 1032 plant units |
| I-35 Plant Vegetation Palette = 1952 | 894 plant units |

- Due to errors in the plant unit calculations, Fairfield Inn is below the minimum required. Even if they are granted a .5% reduction for having regional detention they still do not meet ordinance (With reduction total plant units required = 2516). With the .5% reduction, they would meet the evergreen requirement but not the I-35 Plant Vegetation Palette requirement.
- There are still some concerns with plant selection on the revised landscaping plan that will need to be worked out.

Satish Patel, the representative of Fairfield Inns, has indicated he does not want to request a variance and that he will instruct his designers to comply with the required plant units and plant selection. The plans will be corrected prior to the Planning Commission meeting. Based on the very rectangular shape of the property, plant materials have been distributed to all sides of the property with an emphasis on the north side near the only entrance. Staff feels this is a reasonable distribution of landscaping, and there is no reasonable design that would place the majority of the

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- landscaping in front of the building.
- 2. Lighting Plan – Thirteen pole lights, 20’ tall poles on 3’ bases, and additional lighting to accent the building using bollards and ground mounted lights to shine on the building.
- 3. Driveways/Parking – One 35’ wide drive off Meline Drive will serve this project.
- 4. Mechanical equipment – Will be located on the walls, flush mounted with the building.
- 5. Fencing/screening – No additional fencing is proposed.
- 6. Signage – A 6’ tall 42 square foot ground sign proposed, and wall signs on the building are also proposed, which will all comply with Title 15 Sign Code.
- 7. General architectural appearance – The 3-story building will have an EIFS exterior with a pitched composition shingles roof and a porte cochere along the north elevation.
- 8. Drainage Report and related Grading Report Plans – Detention was provided in the initial development of Fountain Oaks, so no additional detention is needed for this site.
- 9. Refuse facilities – located in the back, at the southwest corner of the property.
- 10. Sensitive borders – There are no sensitive borders for this project. The properties north, south, and east are also zoned “E-1” General Commercial District and the property west is zoned “E-3” Restricted Light Industrial District.
- 11. Street paving and access management – Meline Drive is a public road, constructed with 32’ concrete paving.
- 12. Title 21 Water and Sanitary Sewer Plans – There is an existing 8” sanitary sewer line at the west side of Meline Drive. There is an existing 12” water line across Meline Drive.

There were no variances requested to the I-35 standards.

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

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

NAYS: None

The next item on the agenda was **Case #Z050039 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Medium Density Residential Usage on the north side of Clegern, east of Broadway, 11 E. Clegern. (Alan Wishon)**

Chairperson Leroy Cartwright was not in the Council Chambers during this discussion. He indicated he owned property in the area. Vice Chairperson Elizabeth Waner chaired the meeting.

Alan Wishon has submitted a request for an Edmond Plan III amendment for property located at 11 E. Clegern, specifically Lots 32 – 35 Block 10 Rossmore Addition to

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Edmond. The request is for a 14,000 square foot tract on the north side of Clegern between Broadway and Boulevard. The property is currently projected for Single Family land usage on Edmond Plan III and zoned "A" Single Family Dwelling District. The property does fall within the Downtown Study boundaries and is in a transition area north of the core Central Business District.

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

1. Infrastructure: An 8" water line is located along the front of the property on Clegern. A 10" sanitary sewer line is to the west along the alley.
2. Traffic: Clegern is a residential street, with 60' of right-of-way, and developed as a two lane residential street.
3. Existing zoning pattern:
North – "C-2" Medium Density Residential District
South – "A" Single Family Dwelling District
East – "A" Single Family Dwelling District
West – "A" Single Family Dwelling District
4. Land Use:
North – two duplex units for a total of four dwelling units
South – single family residence
East – single family residence
West – single family residence
5. Density: The "C-2" Medium Density Residential District permits 12 units per acres, which for this property would be 4 units.
6. Land Ownership Pattern:
North – property is owned by Ben and Linda Stillwell
South – properties owned by Betty Roberts and Linda Vaughn
East – property is owned by Linda Wiggins
West – property is owned by Dorothy Sadeghy
7. Physical Features – The land is relatively flat and contains a 50-year old single family residence.
8. Special Conditions – None
9. Location of Schools and School Land – The property lies in the Ida Freeman School District.
10. Compatibility to Edmond Plan III: The multi-family land use appears to be compatible with the area since the property north is already zoned for multi-family and this area falls in the transition area, north of the core downtown, which is a mixed use area.
11. Site Plan Review: When the property develops, site plan approval before the Central Edmond Urban Development Board with staff review will be required.

Linda Wiggins, 17 E. Clegern, indicated there are too many apartments in this area. She felt like no additional multi-family should be approved.

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

AYES: Members: Moore, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Case #Z050040 Public Hearing and Consideration of rezoning from “A” Single Family to “C-2” Medium Density Residential District on the north side of Clegern, east of Broadway, 11 E. Clegern. (Alan Wishon)**

Chairperson Leroy Cartwright was not in the Council Chambers during this discussion. He indicated he owned property in the area. Vice Chairperson Elizabeth Waner chaired the meeting.

Alan Wishon has submitted a zoning request for property at 11 E. Clegern to be rezoned from “A” Single Family Dwelling District to “C-2” Medium Density Residential District. The property, Lots 32 – 35 Block 10 Rossmore Addition, is located on the north side of Clegern between Broadway and Boulevard, and contains a single family home on the 14,000 square foot lot. This property falls in the transition area just north of the core downtown area. The Wishon’s are proposing to rezone the property to “C-2” in order to tear down the existing 50-year old residence and rebuild four dwelling units on the property. The property to the east, south and west is zoned “A” Single Family Dwelling District and contains single family residences. The property to the north is zoned “C-2” Medium Density Residential District and contains 2 duplexes or 4 dwelling units. The Wishon property is projected for single family land use on Edmond Plan III and so a companion item Plan Amendment is part of this request. Water is adjacent to the property along Clegern and sanitary sewer is adjacent to the property in the alley. There is a 20’ alley adjacent to the property on the west, which is used, and also an alley along the north that is not used or passable.

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

AYES: Members: Moore, Thrash and Vice Chairperson Waner

NAYS: None

The next item on the agenda was **Consideration of variance from Section 15.01 Sign Regulations pertaining to a sign located at 1800 E. Second Street.**

This item was continued to September 20, 2005, at request of the applicant.

The next item on the agenda was **Public Hearing and Consideration of Suds Carwash located on the west side of Broadway, north of 15th Street, 1401 S. Broadway (Suds USA, LLC)**

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12. Title 21 Water and Sanitary Sewer Plans – An 8” water main is south adjacent to the property and an 8” sanitary sewer line is adjacent to the property along Broadway, which will serve the car wash.

The representatives from SUDS carwash presented an alternative plan to their project as well. The alternative plan met all codes and did not require any variances. They prefer the plan that they submitted as it is their typical plan of SUDS carwash. Commissioner Waner liked the bubbles design and did not feel that they were part of the sign. She liked the creative aspect of the building. Chairperson Cartwright agreed. Commissioner Moore did not feel comfortable granting a variance for this project. He supported the alternate plan that meets our current code. He felt that the bubbles were signage. All of the Commissioners liked the carwash. They thought it was a good project. Commissioner Waner and Chairperson Cartwright supported the plan as submitted and Commissioners Thrash and Moore supported the alternate plan with out any variances.

Motion by Waner, seconded by Moore, to approve the plan as submitted with the variances required. **Motion denied** by a vote of 2-2 as follows:

AYES: Members: Waner and Chairperson Cartwright

NAYS: Thrash and Moore

Motion by Moore, seconded by Thrash to approve the alternate plan that did not require any variances. **Motion denied** by a vote of 2-2 as follows:

AYES: Members: Thrash and Moore

NAYS: Waner and Chairperson Cartwright

The next item on the agenda was **Public Hearing and Consideration of Ordinance adding Bed and Breakfast Inn as a Special Use Permit in “D-1” Restricted Commercial.**

On August 22, 2005, the City Council heard the presentation by Larry Rhoads requesting that the “D-1” District be changed to allow Bed and Breakfast as a Specific Use Permit. The City Council agreed that this was a reasonable use added to the “D-1” District. Mr. Rhoads identified the definition of Bed and Breakfast Inn as follows: “Small owner operated business providing for overnight guests with breakfast usually being the only meal served with rooms ranging from four to no more than twenty. The owner may not live on the property as might be the case in a home operated as a Bed and Breakfast.” The emphasis of an Inn is as a business location which fits the “D-1”.

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

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

NAYS: None

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The next item on the agenda was **Consideration of a request for Deed Certification on the South side of 9th Street, 1,088 feet west of Bryant Avenue. (Ed Lee)**

Applicant was not present and this item was continued to October 4, 2005.

The next item on the agenda was **Consideration of Planning Commission Schedule of Regular Meetings for 2006.**

Motion by Thrash, seconded by Moore, to approve this request recognizing holidays or other dates not suitable for meetings. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z050043 Public Hearing and Consideration of rezoning from "C-2" Medium Density Residential to "C-3" High Density Residential and Commercial Services at 1104 East Hurd Street. (Nine K, LLC)**

This item was continued to September 20, 2005, at request of the applicant.

There was no New Business.

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

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

NAYS: None

Meeting adjourned at 7:30 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission