

EDMOND PLANNING COMMISSION MEETING

Tuesday, October 4, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, October 4, 2005, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash, Barry K. Moore and Elizabeth Waner. 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 September 20, 2005, Planning Commission minutes.

Motion by Moyer, seconded by Thrash, to approve the minutes as written. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z050049 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to Restricted Commercial Usage south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)**

This and the following 5 companion items were continued to the November 8th Planning Commission at request of the applicant.

Case #Z050050 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-1" Restricted Commercial District south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)

Case #Z050051 Public Hearing and Consideration of amendment to Edmond Plan III from Single Family Dwelling to General Commercial Usage south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)

Case #Z050052 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial District south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)

Case #Z050047 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "E-1" General Commercial District south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)

Case #Z050048 Public Hearing and Consideration of rezoning from "A" Single Family Dwelling to "D-1" Restricted Commercial District south of 15th Street on the west side of I-35 Frontage Road. (Randel Shadid)

Motion by Moore, seconded by Waner, to continue these items to the November 8th Planning Commission meeting. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #U050008 Public Hearing and Consideration of Special Use Permit and Site Plan for multi-family residential in “E-1” General Commercial east of the Oklahoma Municipal Power Authority Offices 300 feet south of East Second Street. (The Falls Condominium, LLC)**

Brian Stinson is requesting “C-3” High Density Multi-Family for 6 acres of land south of East Second Street east of Vista Lane and west of Coltrane. He plans 96 units (16 units per acre) constructed into 3 story buildings. Access will be from East Second Street along the east side of the property south of the proposed Falls Galleria shopping center. Sixteen buildings are planned along with clubhouse and swimming pool. The detention area on The Falls Residential will serve part of the commercial and the residential but is on the multi-family use area. The use to the west is the Oklahoma Municipal Power Authority zoned “E-1” General Commercial. The land to the east is zoned commercial. Wade Martin Drive is located approximately one block east, is a private street, and serves a series of acreage lots that may be undergoing change in the future as more infrastructure is extended into the area, since some of those tracts are zoned commercial.

General Site Criteria:

Existing zoning – “E-1” General Commercial/Special Use can be considered in “E-1”
Setbacks – There are no public streets adjacent except Second Street. Access to this project will be from an interconnecting driveway with the Falls Galleria shopping center. This project will exceed all the front setbacks. The side yard setback on the west is shown at 5 feet and for a two story building, that will need to be changed to 8 feet for the Zoning Code; however, 10 feet is the requirement for the Building Code based on the preferred method of construction. The plans are being changed to move the buildings east to provide the 10 feet. The rear setback on the south side of the property is 20 feet. The east setback is also 20 feet which complies with the Zoning and Building Code standards.

Height of buildings – 46 feet, this complies with “E-1”

Parking – 192 spaces shown, 192 are required.

Lot size – 6 acres

1. Landscape Plan

Landscaping - <u>Lot area = 233,941.5 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 23,394 sf	n/a sf landscaping/lawn area
Plant units required = 1872 plants	2475 plant units
Evergreen required = 749 plants	1064 plant units

2. Lighting Plan – No lights will be taller than 24 feet in height; approximately 12 poles will be used throughout the project.

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3. Driveways/Parking – The Fire Department has reviewed the plans and the 3 story construction will require a fire sprinkler system. A water line is being looped through the project from Second Street adequately sized with fire hydrants extended throughout the development as required plus the sprinkler system for each building. The fire lanes will be marked and there is a looped driveway with only one short dead end area. Based on this design, the one drive approach on Second Street is adequate.
4. Mechanical equipment – The mechanical equipment will be located on the ground based on the pitch roof construction. There will be some flush mount window units.
5. Fencing/screening – No fencing is proposed.
6. Signage – Only one ground sign would be proposed at the entry six foot high 42 square feet.
7. General architectural appearance – The buildings will have a stone wainscot and siding and EFIS. The majority of the exterior is siding.
8. Drainage Report and related Grading Report Plans – Detention plans have been submitted. There is a detention area that will have an aeration system since it will also be a water feature.
9. Refuse facilities – Four dumpster locations have been provided throughout the project. Most of the access is straight in or angled as needed. The location on the west side may need to be re-located due to the parking spaces that are adjacent.
10. Sensitive borders – No fencing has been proposed. There is single family to the south that is a large 7 acre rural type lot. The south elevation would be the only elevation fencing would be a consideration as to the adjoining use. Uses to the east are expected to change.
11. Street paving and access management – A traffic light is planned at Vista Lane and East Second Street. Plans have been developed and construction should begin in 2006.
12. Title 21 Water and Sanitary Sewer Plans – Sewer is not adjacent to this property and is being extended along the Second Street right-of-way and into the parcel for service. It is also being extended to the far south property line for further extension for different ownerships to the east and south of this tract. Water is available along Second Street and is also being extended to the far south and east property line so that water is available to the interior of this quarter section for a looping in the future and to provide access to the multiple ownerships already divided along Wade Martin to the east.

Randel Shadid representing the applicant indicated there was a stub-out to the west of a driveway for future connection to Vista Lane. Commissioner Waner asked if the detention pond allowed enough room for a trail or a private park area around the pond. Mark Farris, engineer for the developer, indicated there would be a fountain in the pond and some improvements, there really is not enough room for a trail. Ms. Thrash asked about the flush mount air conditioners. The staff indicated those would be even with the wall even if used on the upper apartment units similar to the more current hotels. Ms. Thrash asked if

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more brick could be used rather than siding. Mr. Shadid indicated the masonry would be extended to the second floor level as a modification to the site plan.

Ronnie Williams of ENA asked if we needed to widen the street at Vista Lane. City Engineer Steve Manek indicated the new traffic light was ready to start.

Motion by Moore, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #SP050043 Public Hearing and Consideration of Commercial Site Plan approval for a retail building east of the Oklahoma Municipal Power Authority offices 300 feet south of East Second Street. (The Falls, LLC)**

Brian Stinson and Ed Martin have a proposal for a commercial shopping center consisting of 37,145 square feet. They have identified their full site plan for future construction of a 6400 square foot restaurant and a 3,375 square foot bank that includes drive-in windows. Those 2 pad sites are not part of the full elevation plans requesting to be approved at this time, but the full parking lot and access drives will be constructed on the site plan submitted with the shopping center.

General Site Criteria:

Existing zoning – “E-1” General Commercial

Setbacks – The shopping center is setback 131 feet from the center line of Second Street or 55 feet from the property line along Second Street. The west setback is 27 feet (the land to the west is the Oklahoma Municipal Power Authority). The rear setback is 43 feet north of the proposed The Falls Residential. The east setback is 30 feet from where the proposed bank will be. All of these setbacks meet current requirements.

Height of buildings – 34 feet

Parking – 163 parking spaces provided, 185 spaces could be required.

Lot size – 152,434 square feet, 3.49 acres

1. Landscape Plan

Landscaping - <u>Lot area = 176,000 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 17,600 sf	17,600 sf landscaping/lawn area
Plant units required = 1408 plants	1518 plant units
Evergreen required = 563 plants	575 plant units

2. Lighting Plan – the lights are not recommended to not be more than 24 feet from the ground to the top of the light.

3. Driveways/Parking – two drives on East Second Street, 228 feet apart. Both drives will interconnect with the common parking lot. The east drive is being revised to provide a separate left turn bay and right turn bay. The east drive will serve the 96 apartments.

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The traffic light planned at Vista Lane will hopefully slow traffic down on Second Street.

4. Mechanical equipment – The roof line is flat on the proposed buildings, so the parapet wall will be designed tall enough to screen the mechanical equipment. A portion of the building is two story.
5. Fencing/screening – no fencing or screening is proposed except for the dumpster enclosures.
6. Signage – only one ground sign would be provided for the shopping center. Signs along Second Street are allowed to be 20 feet tall, 75 square feet.
7. General architectural appearance – the building will be a combination of stone and EFIS material.
8. Drainage Report and related Grading Report Plans – drainage is provided to the south in the detention pond that will serve the apartments. There is a small detention area south of the restaurant south that will serve a separate drainage area.
9. Refuse facilities – dumpster enclosures need to be located along the south or west side of the building.
10. Sensitive borders – the land to the east is currently zoned commercial, no sensitive border.
11. Street paving and access management – The east drive is being revised to provide a separate left turn bay and right turn bay. The traffic light planned at Vista Lane will hopefully slow traffic down on Second Street.
12. Title 21 Water and Sanitary Sewer Plans – water is available on Second Street and is being extended to the far property line. Sanitary sewer is being extended off site and to the far property line for service.

Motion by Moyer, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR050023 Consideration of Final Plat of Oaktree Park V located west of Kelly, just under one-half mile north of Coffee Creek Road. (Oaktree Park Development, LLC)**

Engineer Lax Godhania is representing the developer in requesting approval of Oaktree Park V consisting of two portions to be added to the northern area of the Oaktree Park at Kelly and Sorghum Mill Road. On the west side of Kelly south of Sorghum Mill Estates Addition, a 4.3 acre portion of the plat is being extended as a part of Spring Manor Drive. This phase of the addition consists of 9 lots. On the far west side adjacent to Wood Hill Addition, a 24.8 acre area is being added to the plat consisting of 48 lots plus a Common Area A detention. Both of these phases will be served with City water and sewer and will

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comply with the drainage requirements stated in Title 23. The entry street, W. B. Meyer Parkway, is already dedicated as the access from Kelly and there are connections into Oaktree Park 2nd and 3rd Additions for alternate access points into and out of this addition. Engineer Lax Godhania says that all streets will be dedicated.

The following corrections or variations have been discussed with Lax Godhania and are part of the plat consideration.

1. adding limits of no access along Kelly Avenue adjacent to Lots 4-7, Block 18
2. a variance to allow 50 foot of right-of-way instead of 70 feet along the Kelly Parkway due to the wall that is already in place. Title 21 identifies the right-of-way as 140 feet for parkway type streets and Kelly has been identified as a Parkway by resolution. The City Council will have to grant a variance.

Motion by Moyer, seconded by Thrash, to approve this request with a variance to the 70 foot of right-of-way along Kelly in lieu of a 50 foot right-of-way since the existing brick wall was constructed prior to the current Subdivision Code requiring additional right-of-way for parkway standard streets. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR050022 Consideration of Final Plat of Village Center IV at Coffee Creek located east of Kelly north of Covell Road. (Turner & Company)**

Engineer Ernest Isch is representing Turner & Company in requesting Final Plat approval of Village Center IV at Coffee Creek. This tract of land is zoned "D-1" Restricted Commercial PUD and contains 38,640 square feet. Seventy foot of right-of-way along Kelly Avenue has been set aside for the parkway standard street. There are only two lots in the addition, each would be served separately with public water and sewer lines. All of the driveways are interconnected meeting the access management policy and in this case the detention has been approved on a regional basis. Plat is in order for approval.

Motion by Moore, seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

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)**

Attorney Ed Lee is requesting Deed approval on a 1.7245 acre parcel, (228 feet by 329 feet) east of the Bryant Nursing Center on the south side of Ninth Street. Mr. Lee has

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developed the LeCour and LeChen office building to the east of the subject site. The property is zoned "D-0" Suburban Office. As a commercial parcel it will have to be platted at the time of the site plan; the buildings to the east were submitted prior to that requirement. The existing city waterline is located to the north, on the north side of 9th Street. A street bore will likely be required to connect or extend a waterline to serve a new project. There is a sanitary sewer line northeast of the site on 9th which is the likely location to serve. There is no flood plain on this property. There is adequate frontage (228 feet) for driveway separation along 9th Street on this proposed land. The site meets the standard requirements for Deed approval.

Motion by Waner, seconded by Thrash, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

Chairperson Cartwright left the room for the discussion of the following two items. Vice Chairperson Waner presided.

The next item on the agenda was **Case #Z050045 Public Hearing and Consideration of rezoning from "F-1" Light Industrial to "F-1-B" Special Industrial District including Outdoor Storage District for a wrecker service at 521 Centennial Boulevard. (Cartwright)**

Attorney Mark Hoose represented Leroy Cartwright in requesting that 521 Centennial be rezoned from "F-1" Light Industrial to "F-1-B" Special Industrial District, Including Outdoor Storage, for a wrecker service to be known as Julian's Wrecker Service. This property is already developed as an open storage yard which is a permitted by right in "F-1" Light Industrial. This lot, referred to as Lot 19, unrecorded plat of the Centennial Industrial Addition, is already improved with a 6 foot sight proof fence, concrete drive approach, sidewalks. The property is secured; there is a locked gate for the existing yard. The parcel is approximately 29,600 square feet (100 feet x 296 feet). This site is located on the north side of Centennial Boulevard between Linda Lane and Railroad Drive. There are numerous storage yards in Centennial and Swedish Motors has previously been approved for an "F-1-B" rezoning on Railroad Drive. The maximum lot area for an "F-1-B" district is 3 acres so this tract complies. This location also meets the standard of being within 300 feet of the railroad tracks and is located in an Industrial Zoning District on four sides, a distance of 1,320 feet in each direction.

Mark Hoose spoke representing the applicant requesting approval as the most appropriate place in Edmond for such uses.

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Motion by Moore, seconded by Moyer, to approve this request. **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 #Z050046 Public Hearing and Consideration of rezoning from “F-1” Light Industrial to “F-1-B” Special Industrial District including Outdoor Storage District for a wrecker service located at 600 Centennial Boulevard. (Cartwright)**

Attorney Mark Hoose represented Leroy Cartwright in requesting a second location be rezoned in Centennial Industrial Addition for Julian’s Wrecker Service. This parcel is located on the south side of Centennial Boulevard, shown as Lot 38 in the unrecorded Centennial Industrial Addition. This tract of land is 36,000 square feet and is undeveloped. This parcel is just to the southwest of the 521 address, which is already improved. The requirements for this property will be to install a six foot tall opaque fence to screen all outdoor storage from view. No machinery for wrecking vehicles is planned or permitted. This location also meets the criteria of being within 300 feet of the railroad tracks and adjacent to Industrial Zoning on four sides, a distance of 1,320 feet in each direction.

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

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

NAYS: None

The next item on the agenda was **Public Hearing and Consideration of amendment to Edmond Plan III from Single Family to Office Usage located on the north side of 33rd Street west of Bryant. (Ron Harmon)**

Edmond Neighborhood Alliance representative Ronnie Williams noted this point when the deed certification was approved for the Joy L. Christman property on 33rd Street several weeks ago. The proposed parcel for “D-O” is 89 feet deeper than projected on the Edmond Plan III. Edmond Plan III projects a 310 foot deep tract of land appropriate for Suburban Office; however, Ron Harmon, representing Ms. Christman, would prefer a 399 foot deep tract of land extending north from 33rd Street to realize some design efficiencies for the proposed office project. The 89 foot difference should be considered a very minor modification to the Edmond Plan. The intent and purpose of the Plan land use projection is clearly met in the small amount of change that is involved in this case.

Ron Harmon indicated the land division for a 3 acre parcel followed an existing fence line and allowed for more efficient division of the land fitting the natural conditions. He felt the

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89 foot difference in the Plan was minor. He identified a plan for a u-shaped driveway and parking area accessing all of the units and discussed how he could meet the detention, provide for just one driveway in the 300 foot of frontage on 33rd Street and create very attractive single offices similar to the newer construction in Fisher Hills.

Jeff Jenkins, Baird Drive and 33rd, asked questions about the offset and the driveway and Baird Drive on the south side of 33rd Street. Paul Brown, northeast of this site, asked where the dumpsters would be. It was noted that all of the servicing, parking would be at least 100 feet away from any residential property line since the backyards of the offices were backing up to the homes.

Motion by Thrash seconded by Waner, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #Z050044 Public Hearing and Consideration of rezoning from "A" Single Family to "D-O" Suburban Office District located on the north side of 33rd Street west of Bryant. (Ron Harmon)**

Ron Harmon representing the Joy L Christman Trust is requesting 3 acres of "D-O" zoning east of the Coffey's Addition on the north side of 33rd Street west of Bryant. This property is undeveloped. The Edmond Plan has been amended several years ago to suggest office along this portion of 33rd Street similar to the office zoning along Bryant. The rezoning of the existing homes to the west was not approved even though the Plan Amendment was approved. There was a concern that there would be no continuity of developing the residential lots platted to face 33rd Street as to curb cuts as well as any architectural connection. There are 4 lots extending from Oakwood Drive to the west side of this property projected for office. Utilities are available, sewer to the west and water located along 33rd Street. The office zoning would back up to existing homes along Paddock Lane.

Mr. Harmon plans a project where there is one single entrance and a series of office buildings built around that single driveway used in common by the offices. Detention would be constructed for all of the buildings and there would be a new city water line constructed north of 33rd with fire protection and the appropriate fire hydrants within the required distance to all elevations of the planned offices. A similar project could be built to the east west of the Mormon church. The northwest corner of the intersection of Bryant and 33rd is already zoned office and could be accessed from Paddock Lane, Bryant or 33rd Street at the time it develops. This property has 330 foot of frontage along 33rd Street.

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Motion by Moyer, seconded by Thrash, to approve this request. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Consideration for a variance from the Sign Regulations pertaining to a sign over the open canopy located at 1800 E. Second Street at the Mobile Lube Express Wash Me Car Wash. (C. E. Martin)**

The staff provided the following facts.

1. This building at this location has existed for the last twelve years. The first use of the building was the Finish Line Plus Car Wash. from 12-15-1993 through 1996.
2. A sign has been placed on the canopy over the car wash bays. No permit was requested or issued for that sign. Code Enforcement Officers Bill Fitzgerald and Terry Humphrey recall some signage on the canopy for one of the earlier uses. This location has also been used as a Phillips 66 Station and possibly Conoco. There are no photographs in the City records of the sign over the canopy and no record of any sign permits in the past for one of the previous uses.
3. The definition of wall signs is as follows: "A sign attached flat to any wall of an enclosed building, where the exposed face of the sign is in a plane parallel to the plane of said wall and extends not more than 15 inches horizontally from the face of said wall. A sign erected upon or against the side of a roof having an angle of 45 degrees or less from the vertical shall be considered to be a wall sign and shall be regulated as such. A sign painted directly on the surface of the building."
4. The definition of canopy sign is as follows: "Any sign attached to or constructed in or on a canopy."
5. Signs on canopies are no longer allowed. This happened after the Murphy Station on Santa Fe in January, 2001 when a citizen indicated that there was no canopy sign standard described in the commercial chapter of the Zoning Ordinance; therefore, it was a prohibited sign because it didn't meet the definition of a wall sign because it wasn't an enclosed building. Many locations have been denied canopy signs since Murphy Oil such as:
 - (1) Oxford Oaks Car Wash
 - (2) The Lawn business on South Broadway
 - (3) Many of the Shell stations, Vista Pointe, Edmond Road and Fretz, 15th and Santa Fe
 - (4) A number of banks
 - (5) The car wash on Brookfield and West Edmond Road.
 - (6) The Love Box Mail Service on South Broadway.
6. The sign over the canopy at the Wash Me Car Wash is 58 feet in length by 4 feet in height, or 232 square feet. The canopy is set back 135 feet from the property line

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on East Second Street. Except for the canopy definition, that would normally allow a 193 square foot sign. The enclosed building, including the area with the overhead doors, is set back 108 feet from the property line. The front wall of the building is 45 feet in length including only that area that contains the signs. The building has a triangular shape and there are no signs on the northeast side of the enclosed building. There is another sign on the wall of the building that says, "Wash Me Car Wash", containing 32 square feet, (4 feet by 8 feet) a small checkered flag logo, containing 13 square feet, (2 ½ feet by 5 feet) and a larger sign for Mobile One Lube Express containing 51 square feet. The wall sign on the building can be 153 square feet since there is 108 feet setback of the building. This sign area does not include the face of the building that currently has no signs, and faces to the northeast. The three signs total 96 square feet and there is 57 additional square feet that could be used that is not being used. The canopy sign is 232 square feet. Under the current interpretation, no sign is allowed on the canopy; so, the lineal foot for the canopy or set back of the canopy is not determined in any calculation for a sign.

7. Mr. C. E. Martin is requesting a variance to allow signage on the canopy since he feels signage has historically been on the canopy from one of the earlier uses. Since no permits were approved and no photographs provided, the size of any non-conforming sign on the canopy cannot be determined.
8. Many locations around Edmond do have signs on canopies that are legal non-conforming. Shell bought the Texaco stations and modified many of the canopies that were documented to be legal non-conforming signs. The State law even recognizes that non-conforming signs can be retained as long as they are not abandoned or obsolete.

Ed Martin, the business owner, indicated there has always been some signage on the canopy since he purchased the property. He noted there had been a business here since 1993. He felt the whole canopy fascia was used as a sign face and what has brought the current situation into question is that over a year ago, a storm bent and damaged the canopy so that it had to be repaired. A sign permit was denied because of the failure to meet the wall standard of an enclosed structure. However, the metal fascia used for the repair the canopy already included the sign or the portion of the sign that was not damaged in the storm. He believes this was a non-conforming situation. Commissioners Moyer and Waner indicated they used this car wash and did remember a sign on the canopy. They did not recall if it was the entire canopy area which is approximately 232 square feet. The staff indicated there has never been a permit in the City records for a sign for the canopy. There are no pictures of a canopy. There was no need for the canopy to be part of a sign inventory since no permits had ever been requested. Mr. Martin felt that the sign was constructed in 2001.

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Motion by Moyer, seconded by Waner, to approve this variance request as unique to this property as a legal non-conforming canopy sign and that a sign permit be obtained to document this status in the future in case there are other changes planned. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Moore

The next item on the agenda was **Case #U020001 Public Hearing and Consideration of extension of Special Use Permit at 801 Centennial Boulevard north of 33rd Street east of Kelly. (Judah Christian Assembly, Inc.)**

This item was continued to October 18, 2005 at request of the applicant.

Motion by Moore, seconded by Thrash, to continue this request to October 18, 2005.

Motion carried by a vote of 5-0 as follows:

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

NAYS: None

There was no New Business.

Motion by Moyer, seconded by Moore, to adjourn. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

Meeting adjourned at 7:05 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission