

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 22, 2001

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, May 22, 2001, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Dyke Hoppe, and Elizabeth Waner. Bill Moyer was absent. Present for the City were Robert L. Schiermeyer, City Planner; Marcy Hunt, Assistant City Planner; Kristi Anthony, Planning Technician; Steve Manek, City Engineer; Jan Fees, Community Connections Coordinator; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the May 8, 2001, Planning Commission Minutes.

Chairperson Woods noted that the vote on the request for a variance for a side yard setback and minimum separation to allow two ground signs at 3701 S. Broadway had been denied with no Commissioners voting in favor of the variance.

Motion by Cartwright, seconded by Waner, to approve the minutes as amended. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of deed certification for a half acre parcel located on the west side of Santa Fe north of Charles Vision Center, south of Williamsburg Boulevard. (John Alexander)**

This item was continued from the last Planning Commission meeting. Since that time, John Alexander has provided an amended Drainage/Detention Maintenance Agreement, which is drafted to have the commercial buildings north of the bank help maintain the detention pond in The Colony at Williamsburg. The revised wording in the agreement has been submitted to the attorney for The Colony at Williamsburg. Acceptance of the agreement has not been confirmed at the preparation of the agenda.

John Alexander stated he had received a fax from the Colony at Williamsburg Homeowner Association with only minor changes to the draft agreement. He noted that the HOA wanted Local OK Bank added to the agreement. However, Mr. Alexander explained that they were never part of the original agreement. He added that he did not feel the agreement would be binding with the bank for that reason. Mr. Alexander also stated to the Commission that all repairs to the detention ponds have been made at his expense.

Andy Anderson of the Colony at Williamsburg HOA stated he was satisfied with the agreement as amended. He also noted that the discharge pipe had been fixed. Mr. Anderson explained that a drainage problem still exists. He said that the Engineering Department had promised a report, but that report has not been completed at this time. He requested that Engineering study the drainage situation and report to the HOA all findings.

Steve Manek, Engineering Director, stated that an inspector has been sent to the site. He explained that a flume has been installed in the area. He stated that the dirt behind the curb could be graded down to prevent ponding. He further added that the area has been sodded recently. He noted that about 2,000 s.f. drains to the west, which is the natural flow direction.

Commissioner Cartwright questioned why some residents have experienced increased water flow across their yards since the construction of the Charles Vision Center. He commented that across certain yards may have been the natural direction of the flow.

Commissioner Waner commented that the drainage problem should be solvable; however, she stated she did not feel that the deed certification would affect drainage.

Chairperson Woods requested that the date on the agreement be changed to the current date.

Motion by Cartwright, seconded by Hoppe, to approve this request. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Amending Edmond Plan III from Restricted Commercial Planned Unit Development to General Commercial Usage, located on the southwest corner of Fretz and First Street. (Pete Reeser)**

Commissioner Cartwright was not present for this item.

The "E-1" General Commercial Zoning allows the following: Any use permitted in a "D-2" Neighborhood Commercial District or any use permitted in a "D-3" Office Commercial District "C-2" Medium Density Residential District and "C-3" High Density Residential and Commercial Services District shall only be permitted upon review and approval in accordance with provisions pertaining to special use permits and in accordance with provisions of the "C-2" and "C-3" Districts.

City water and sewer are available to this property. Utilities are currently to City standard. Edmond Electric also serves this location. No traffic counts are available along Fretz Avenue. Fretz is a major collector street extending from Edmond North High School to 18th Street. This project is located within the Central Urban Planning District. Main Street has 100 foot of right-of-way, but the paving is like commercial collector street with approximately 30 feet of paving. The parcel has a single owner. The parcel size is 75 feet by 140 feet, or 10,500 square feet. Similar size ownerships in this block. The land is flat. No trees or structures are present. The nearest school is Ida Freeman to the northwest.

The last plan change and zoning was to the south was "E-1" PUD on land owned by Ed Humes. A PUD application would be appropriate for this location for consistency if "E-1" is an appropriate land use. Mr. Humes restricted uses due to the proximity of homes. If "E-1" zoning is approved, it would be best to orient the frontage and primary access from Fretz Street similar to the Deco arrangement. Use of brick would be minimum for commercial construction or a combination of brick and wood siding. Pitched roof construction would be preferred.

Pete Reeser stated that he is requesting the plan amendment in order to accommodate an office/warehouse. He said the façade treatment would be either brick or stone.

Planning Commission
May 22, 2001

95

Chairperson Woods requested that Mr. Reeser present a PUD to the Commission. If approved, the restricted uses he would be willing to exempt in a PUD and he also stated he would agree to have the structure face Fretz.

Commissioner Waner stated that the Edmond Plan had recently been adopted. She stated she did not agree with amending the plan to accommodate the general commercial use. She expressed concern that E-1 uses were further encroaching on residential uses. She further stated that Fretz

provides for a level of street connectivity that the Commission wants to encourage. She expressed concern that half-section line roads such as Fretz would be resisted in the future if they result in introducing general commercial uses into a neighborhood.

Motion by Hoppe, seconded by Waner, to amend and approve this request to "E-1" PUD and subject to a design statement being submitted with uses listed that will not be permitted. **Motion failed** as follows:

AYES: Members: Hoppe and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling to "E-1" General Commercial District located in the 300 block of W. First, on the south side of First, west of Fretz Avenue. (Pete Reeser)**

Pete Reeser is requesting "E-1" General Commercial Zoning on the southwest corner of First Street and Fretz Avenue. This property contains 10,500 square feet of land and is 75 feet wide by 140 feet in depth. There is 60 foot of street right-of-way on both Fretz and First Street. There is an alley (16 foot of right-of-way) to the south. The property is vacant. Deco Heating and Air is located to the north. There is a vacant house immediately south. The Surbers Addition lies to the west and is a sound residential area. Chitwood Park is 4 blocks to the west and Ida Freeman Elementary School 5 blocks to the northwest. The traditional grid of neighborhood streets includes Hurd, Main and First Streets. Second Street, near the edge of the residential center of the neighborhood has been changing usage and commercial uses have been approved at Second Street and Walnut and Second Street and Howard. Fretz Avenue is also an edge of the neighborhood with similar commercial zoning and uses continuing to be established. The most recent zoning was approved southwest of this property on Second Street. Mr. Humes amended his application of "E-1" PUD to limit uses. He excluded uses that would not be compatible with existing residential on Second Street. The Edmond Plan has suggested "D-1" PUD usage for this parcel.

Motion by Hoppe, seconded by Waner, to amend and approve this request to "E-1" PUD and subject to a design statement being submitted with uses listed that will not be permitted. **Motion failed** as follows:

AYES: Members: Hoppe and Chairperson Woods

NAYS: Waner

The next item on the agenda was a **Public Hearing and Consideration of Site Plan and Special Use Permit approval for the Pelican Bay Aquatic Center at 1030 S. Bryant. (City of Edmond/Parks and Recreation Department)**

The City of Edmond is planning to remove the existing aquatic center on South Bryant and redevelop the property south of the Park Department office as the Pelican Bay Aquatic Center. Planning Commission through Allen Brown Architects. The property is zoned "SA 96" and the proposed use is a Municipal Aquatic Center. A Special Use Permit is required for a recreation center in any zoning district.

The land to the north is zoned Office and is currently developed with a single family home. The Park Department office is not changing. The parking lot on the east side of the office will be modified for this new project. Hafer Park lies to the east, as well as a tributary of Spring Creek. The property to the south is zoned for Office and is owned by the Marks family. There is one house immediately to the south. The land to the west is zoned for Office and there is also one house on

that property. To the southwest is the Oaklawn Addition developed around Mockingbird Lane.

The nearest cabana is 126 feet from property line on Bryant. The setback from the south property line to the nearest pool is approximately 130 feet. The building exterior is two tone block. The lower block is medium brown split-face block and the top portion of the building is an integrally colored smooth-face block tan in color. The roof material is a green asphalt shingle, a metal standing seam style roof is a bid alternate but the green as depicted in the elevations will be maintained. The maximum height of the building is 27.6 feet. The maximum height of the slides is 25 feet. The mechanical equipment is located on the ground; no roof-mounted units are included in this plan for any of the different cabanas or the pavilion. Light poles are 25 feet in height. The pool area will be fenced with a vinyl coated chain link fence. Two 54 square foot, 8 foot tall ground signs are planned on Bryant identifying Pelican Bay. Wall signs will also be used.

One hundred twenty parking spaces are proposed for the site. Eighty parking spaces are proposed for location on the west side of the facility. Four of these parking spaces will be handicap parking spaces. Forty parking spaces will be located on the north side of the facility, east of the Park Administration Building. There will be a drop off area/lane on the north side of the facility at the main entrance. A fourteen foot wide roadway will provide access from the Park Administration Building parking lot area to the mechanical/equipment room located on the east side of the facility. The applicant should consider redirecting the bike path in the dumpster area.

The lot area is 221,133 square feet. The ten percent required landscape area equals 22,113 square feet. A minimum of 1,769 plant units are required, of which 708 plant units are required to be evergreen. The applicant is proposing to provide 70,614 square feet of landscape and lawn area, with 18,762 square feet being in front of the building. The applicant is proposing to provide 1,771.5 plant units of landscaping, of which 708.5 plant units are ever-green. Three hundred ninety-five of the plant units will be existing trees that will be preserved. A twenty-four foot wide drive is proposed on the east side of Bryant Avenue near the southwest corner of the site. The driveway has been relocated as recommended by Engineering to have the proper off-set from Mockingbird Lane. The fire hydrant along Bryant will need to be relocated further east on the site. Fire lane access has been approved. Drainage calculations have been prepared by Clowers Engineering. Layne Arnold and Matt Meyer of the Edmond Parks and Recreation Department made a Power Point presentation to the Commission explaining the feature of the proposed redesign of the public pool.

Commissioner Cartwright commented on the problems with the current pool not holding water. He asked what measures have been taken to prevent this design flaw again.

Ed Stern of the structural engineering company explained that the soil in the area is sandy, not having a large propensity to expand. He felt the main problem with the existing pool is that the soil is compacted. He also stated that the concrete is specified to be post-tensioned and that the cracks would be hairline and added that he is confident the

Commissioner Waner encouraged the staff to preserve trees where possible. Commissioner Waner expressed concern about the sidewalks along Bryant being attached to the curb. She explained the volume of traffic on Bryant made attached sidewalks concerning, particularly when children will be attracted to the area. She asked that the consultant study the possibility of setting the sidewalks back from the street. Commissioner Waner also asked the consultant to explain how the crosswalk at 9th and Bryant related to the proposed site plan.

Layne Arnold of the Edmond Parks and Recreation Department presented an alternate design that allowed for enhance parking behind the Parks and Recreation Office Building. She explained how the alternate would accommodate daycare minivan drop-off and parking.

Commissioner Cartwright commended the city staff for following the same site plan approval process required of the general public. He stated that the process allows for heightened information sharing with the public.

Chairperson Woods stated that he agreed with Commissioner Waner regarding the attached sidewalks. He asked the consultant to set the sidewalk back from Bryant.

Motion by Waner, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Consideration of Final Plat of Stonebrook II of Coffee Creek located west of Boulevard, one-quarter mile north of Coffee Creek Road. (Bob Turner)**

Ernie Isch is representing Bob Turner in requesting final plat approval of Stonebrook II of Coffee Creek. This addition contains 43 lots on 13.364 acres and is zoned "A" Single Family PUD. The developer is extending city water lines, sanitary sewer lines, public streets, and Edmond Electric will also serve this addition. The lot sizes are generally 63 feet by 120 feet or 7560 square feet. The addition will also be served with police and fire protection and sanitation service. Drainage detention has been designed in another phase of Coffee Creek to meet the runoff requirements for this addition. Greenbelt "G" is adjacent to Boulevard and there is a Koch Pipeline running through this location in a separate easement. Stonebrook I Addition lies to the south of this subject project and contains 52 lots. Villas at Coffee Creek lies to the north and contains 24 lots. This addition will connect with Shortgrass Road, the main collector street serving all of Coffee Creek . There are 4 variances requested to be approved through the PUD and they are as follows:

1. The minimum front yard setback shall be twenty feet except for those lots on which the residential unit is designed for a side-load garage which may use a fifteen foot front yard setback.
2. The minimum side yard setback shall be five feet.
3. The minimum rear yard setback shall be fifteen feet.

Minimum street frontage shall be zero feet.

Planning Commission

May 22, 2001

er areas had similar setback variances. Bob Schiermeyer, City
ad a wide variety of lots and that variances were common.

Keith Beatty, representing the applicant, stated that some of the proposed lots have less frontage than the standard set out in "A" Single Family zoning. However, he stated there were no flag lots.

Motion by Hoppe, seconded by Cartwright, to approve this request. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of the Final Plat of Carmel Valley at Oak Tree located east of Kelly, south of Waterloo Road. (Signature Properties)**

Coon Engineering Company is requesting plat approval for a 2.82 acre addition consisting of five single family lots. The BN & SF Railroad right-of-way is located to the east; Carmel Valley Place will be extended as a cul-de-sac for this project. City water and wastewater lines will be extended. The lots range in size from 11,600 square feet to 46,175 square feet. Regarding the 46,175 foot lot, the developer has left a note on the plat indicating the use of laterals, leaving an option for sanitary sewer. Engineer Dwight Butler has not requested a variance from the standard 60,000 square foot lot for septic tanks. Mr. Butler has stated he complies with the City County Health Department requirements and has sewer available to Lot 4 of Carmel Valley that is the 46,175 square foot lot and feels he does not need to ask for a variance.

Brian Coon of Coon Engineering stated that sewer is available along the street. However, connecting Lot 4 to sewer would require seven to eight feet of fill. He stated that the 46,175 proposed square feet meets the Health Department standards for septic, although not meeting city standards. He stated that he wanted the option to have septic if he builder chooses not to bring in seven to eight feet of fill.

Steve Murdock, City Attorney, stated the Commission must consider this as a variance to the code since code requires 60,000 square feet for septic.

Motion by Cartwright, seconded by Hoppe, to approve this request with a variance on Lot 4 allowing for the 46,175 square foot lot to have septic. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of the Final Plat of the Summit at Oak Tree located south of Waterloo Road one-half mile east of Kelly Avenue. (Signature Properties)**

Coon Engineering Company is requesting plat approval of a 19.54 acre addition containing 29 single family lots. The plat also identifies a common area/park located adjacent to the BN & SF Railroad right-of-way. The staff has requested that the common area park be given a lot number or block number for long term future identification in the county records. This correction has not been made at this time. The lots range in size from 13,200 square feet to over 20,500 square feet. All lots will be served with City water and sanitary sewer lines. All streets are private. The paving along Waterloo Road. There is no paving indicated on the plans. Oak Tree Planning Commission May 22, 2001 onto Sorghum Mill Road on the west side of Kelly and this type of paving is planned for the "future entry". Dwight Butler with Coon Engineering has also called indicating this may be a fire lane access. The intent is not clear from the information on the plat. Staff recommends the applicant give an accurate description of what is planned so there is not a misunderstanding as to the purpose of this 60 foot right-of-way. Bob Schiermeyer listed several unknowns that would result:

1. Does there need to be a gate approved by the Fire Department at this location?
2. When will it be paved? How wide is the paving, especially if the Fire Department needs to use the access?
3. How will any improvement in this area connect with the existing paving on Waterloo Road?

Dwight Butler with Coon Engineering has indicated the developer wishes to pay fees in lieu of sidewalks and street widening on Waterloo Road. Waterloo Road needs to be labeled on the plat.

Brian Coon stated the park land would be denoted as "Common Area A" on the plat. He also stated he will not build the drive now. Rather, he stated he would show it as a future stub-out. He explained that before constructing anything, he would submit construction documents to the City.

Bob Schiermeyer stated that without the necessary details provided to the City at the time of platting, the drive should be removed from the plat. Commissioner Waner asked if there will or will not be access to Waterloo.

Brian Coon stated that there will be a connection to Waterloo. He stated it will not be platted now as a roadway. However, Mr. Coon explained he would put a note on the plat that speaks to an intended future roadway. Commissioner Waner stated she felt another entrance would be appropriate.

Chairperson Woods clarified the park land would be identified as "Common Area A"; the 60 feet of ROW for the drive in question would be removed and identified as common area; and Waterloo would be labeled on the plat.

Motion by Hoppe, seconded by Cartwright, to approve this request contingent on the changes identified by Chairperson Woods being made prior to the Council Hearing. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Final Plat of the Santa Fe Plaza Addition located on the Northwest corner of 15th and Santa Fe (Irish Realty Corporation)**

Coon Engineering Company is requesting plat approval of an 8.59 acre "D-1" Commercial tract. A McDonalds/Conoco is located on the immediate northeast corner of 15th and Santa Fe and the Bank of Oklahoma has purchased a 1.26 acre tract just north of McDonalds. The Eateries, Inc. offices are located north of the plat and Santa Fe High School is situated to the east. The design provides for 3 lots. One lot is 1.55 acres, Lot 1 on 15th Street, Lot 2 is 5.39 acres and Lot 3 is 1.00 acre, and that lot fronts on Santa Fe. A water line on Santa Fe will be extended east of

Planning Commission
May 22, 2001

ie will be constructed along the north property line and then
te. This was required by the deed approval for the bank. T 100
15th Street and another main drive on Santa Fe. The

developer would like to have additional drives for the out parcels. The SPR Team is recommending that the two main drives be the only access to the out parcels. The staff recommends limits of no access on the Final Plat for the 1 acre and the 1.5 acre parcel. The use of the main drive on Santa Fe and 15th Street will allow for the compliance with cross access easements and fire lane connection. Bank of Oklahoma site plan will be discussed on June 5th and since they were deed certified prior to the preliminary plat, they are requesting a drive on Santa Fe. That drive will not meet the drive separation standard. The Bank of Oklahoma could use the main drive on Santa Fe, which will be adjacent to the north property line of the bank. This issue will be discussed with the Bank's site plan in June. Detention will be provided individually on each building site since the actual development of the lots and when they will develop is unknown.

Brian Coon stated he would remove the fire lanes from the plat since they had been reflected in the floodplain. He explained that the location of fire lanes will be specified at the time of site plan approval. The Commission did not require limits of no access along Danforth and Santa Fe.

Dale Barnwall, resident on Coffey, spoke in opposition to the plan amendment and rezoning. He expressed concern about the affect office zoning would have on the remaining houses. He felt traffic would increase for the remaining residents if houses were converted to office use. He also felt the plan amendment and rezoning would lead to conversions that would aesthetically adversely affect the neighborhood. He stated he was opposed to the request and questioned the rationale of rezoning more land for commercial use when commercial land is currently available nearby.

Jerry Grant, one of the applicants, stated the rezoning is sought because he felt the property was no longer suitable for single family. He stated he believed an office zoning would increase the marketability of his land.

Beverly Terry, resident on Oakwood, stated the area is primarily residential. She explained that approval of the request would change the face of the neighborhood. She stated that the Edmond Plan places priority on protecting residential areas. She acknowledged that 33rd is a busy street, however, she felt D-0 zoning would have a negative effect on all residential lots.

April Holman of Smiling Hills stated that the concerns expressed by the applicants would not go away as a result of office zoning. She said that many of the stated concerns may actually worsen for the remaining residences as a result of the rezoning. She stated that noise, traffic and maneuverability will not be relieved by office uses. She asked that the Commission not take action on this item until the concerns of the neighborhood are fully discussed and addressed.

Nila Roak of the Edmond Neighborhood Alliances stated that not all the lots fronting 33rd are requesting rezoning. She stated that stated that the proposed request would result in an illogical Planning Commission stated that some lots were very deep, reaching far into the May 22, 2001 lock Lane. She stated she did not support the plan amendme 102

Donald Boyce, one of the applicants, explained why some lots with frontage were not part of the application. He stated that each property owner not represented in the application did express support to him for the rezoning.

Mrs. Everett Wright, one of the applicants, stated that the subject parcels are hazardous for private dwellings. She felt the lots were appropriate for office use instead. She explained that of all the lots, only one touched Paddock Lane.

Commissioner Cartwright spoke of a similar plan amendment and rezoning request on Boulevard. He stated that he did not see justification for the request on Boulevard, nor did he see justification for this request on 33rd. Commissioner Cartwright referred to the request as spot zoning.

Commissioner Hoppe stated he could empathize with the homeowners about the growth in traffic volumes on 33rd. However, he stated that he did not believe that was sufficient reason to rezone.

Commissioner Waner referenced when the Edmond Plan was adopted. She stated she has not observed changes in that area that would give rise to the requested plan amendment.

Motion by Hoppe, seconded by Cartwright, to approve this request. **Motion failed** as follows:

AYES: None

NAYS: Members: Hoppe, Cartwright, Waner and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance Rezoning from "A" Single Family Dwelling District to "D-O" Suburban Office District at 809 S.E. 33 (Donald J. Boyce), 907 S. E. 33 (Mr. and Mrs. Everett Wright), 1101 SE 33 (Jerry Grant), 1109 S.E. 33 (Jim Hill) and 1217 S.E. 33 (Noel W. Carey)**

Jim Hill, property owner at 1109 33rd, is representing the property owners requesting a change in zoning from "A" Single Family Dwelling to "D-O" Suburban Office. Several property owners have gone together to make this application. The staff is not aware of any immediate plans to convert a home to an office or to rebuild for any office use on any of these properties. Mr. Hill is concerned about the traffic volume and speed along 33rd and for the future, wants to allow for the option of a different use other than Single Family Residential. Five properties are requested to be changed to office: one five acre tract owned by Mr. Boyce, two 38,000 square foot lots owned by Mr. and Mrs. Wright, and three owners in the Coffey's First Addition who own lots that are at least 12,000 square feet. There's no office zoning or projected office usage along this portion of 33rd Street. The Edmond Plan suggests office only at the intersection of 33rd and Bryant to be compatible with the First Baptist Church, the Fisher Hills residential and office zoning, Cheyenne Ridge on the southeast corner and the Thornbrooke Addition on the northeast corner. Retail has been limited to the intersection of Boulevard and 33rd, all four corners since this location is located away from concentrations of single family homes in this southeast portion of the more urban part of Edmond. There have been some discussions about platted lots facing section line roads being suitable for change in use to office at locations such as along Bryant and Boulevard. The office zoning along Bryant next to Fisher Hills is connected to the fact that Canyon Park office zoning extends south of 15th over 1000 feet from the intersection, so that pattern was continued along Bryant. Office zoning along Terrace and Boulevard since the early 70s and that's why there 103
May 22, 2001
ing approved to just north of Reynolds Road. The subject
property owners would like to see some lots that front the arterial but it would represent a new area to expand office uses. Some of the land on the south side of 33rd across from the Boyce property at 809 SE 33rd would be subject to a reasonable continuation of similar use if this application is approved.

Motion by Hoppe, seconded by Cartwright, to approve this request. **Motion failed** as follows:

AYES: None

NAYS: Members: Hoppe, Cartwright, Waner and Chairperson Woods

The next item on the agenda was a **Public Hearing and Consideration of Commercial Site Plan approval for a Physicians Medical Clinic southeast corner of Medical Center Drive and Bryant Avenue. (Dr. Paul Massad)**

This item was continued to June 5 at the request of the applicant.

There was no **New Business. Meeting adjourned at 8:09 p.m.**

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission