

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 16, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, April 16, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer, Dyke Hoppe, and Elizabeth Waner. Present for the City were Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. City Planner Robert Schiermeyer was absent. The first item on the agenda was the approval of the April 2, 2002, Planning Commission Minutes.

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

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

NAYS: None

The next item on the agenda was **Case # SP020016 Public Hearing and Consideration of amendment to site plan for the Solid Waste Transfer Station one-half mile north of Covell Road between I35 and Air Depot. (Progressive Development LLC)**

Attorney Randel Shadid represented Gary Spencer with Progressive Development in requesting an amendment to the original site plan to allow a septic tank system to handle wastewater from some of the facilities at the Transfer Station under construction north of Covell Road between I-35 and Air Depot. A septic tank was approved by the City County Health Department for the restrooms in the Transfer Station building. According to the Department of Environmental Quality, a septic system is not acceptable for the waste water from the Transfer Station. This is the only amendment proposed by Progressive to the original site plan.

Mr. Shadid commented that they do not have the easement yet to the sewer line, that they hope to connect to city sewer within a year and that if the septic tank is above ground, they will have to come back to the Planning Commission but if it is below ground, they will have to go to the state Corporation Commission. If they obtain the easement, the connection will be 300 feet but if not, it will be 1500 feet.

Mr. Damon Wingfield expressed concern about the septic tank freezing if installed above ground and the extensive permitting required from the state Corporation Commission. Mr. Ralph Parkland stated that his family owns 80 acres east of the Transfer Station and was concerned about possible contamination of ground water.

Commission Cartwright asked about obtaining the easement to connect to city sewer. Mr. Shadid responded that they expect an answer from DEQ within 60 days. Commissioner Waner asked if the tank is already there and Mr. Shadid said no. Betty Jean Blue of ENA expressed concern that the industrial waste water was not taken care of.

Motion by Hoppe, seconded by Moyer, to amend the site plan for use of septic tank for the two Planning Commission the tipping floor. **Motion carried** by a vote of 4-1 as follows: 39
 April 16, 2002 s: Hoppe, Moyer, Waner and Chairperson Woods
 Cartwright

The next item on the agenda was a **Case # SP020015 Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse on the east side of Kelly, south of the Kelly West Shopping Center. (Don Smith)**

Assistant City Planner Kristi Anthony explained that agreement had been reached on the fire hydrant location and looped water line and that site plan requirements had been met.

Mr. Smith noted that the Fire Marshal's office was very cooperative in reaching a solution and that he wanted to commend Fire Marshall Wiist for working with him.

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

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

NAYS: None

The next item on the agenda was **Case # SP020011 Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse on the northwest corner of 18th and Fretz. (Jade Properties)**

Assistant City Planner Kristi Anthony explained that the site plan requirements issues of dumpster enclosure, use of brick and utility easement from the last meeting have been satisfied. Engineer Mark Farris said the covenant easement issue with Derek Turner has been resolved. Chairperson Woods inquired about the landscaping issues and Mr. Shawn Thomas explained that he was asking for an exception to exceed the plant units by 194 units in lieu of meeting the full 50% of the front yard standard.

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

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

NAYS: None

There was no **New Business**.

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

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

NAYS: None

Meeting adjourned at 6:10 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission