

## EDMOND PLANNING COMMISSION MEETING

**Tuesday, December 3, 2002**

**5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, December 3, 2002, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Bill Moyer and Dyke Hoppe. Elizabeth Waner was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi Anthony, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the November 19, 2002, Planning Commission Minutes.

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

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

**NAYS:** None

The next item on the agenda was **Case #PR020031 Public Hearing and Consideration of Preliminary Plat of the Bristol Office Park located on the north side of 33<sup>rd</sup> Street, east of the Lifestyles Lighting Center. (Phil and Russ Roberts)**

Attorney Randal Shadid, representing the applicant, stated that they have given the right-of-way on 33<sup>rd</sup> for widening and do not want a road to the east. Clay Farha, property owner to the east, stated that they have no problem with the project but he is concerned about the interchange at Lincoln. They have provided for a traffic light in their master plan and he wants to make sure it will happen. Ronnie Williams with ENA stated it was a nice project but they needed to put something in the covenants for maintenance of the detention pond. Phil Roberts stated that when they purchased the entire commercial area that covenants were written for the detention pond and they have no problem with the traffic light.

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

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

**NAYS:** None

The next item on the agenda was **Case # PR020036 Public Hearing and Consideration of Final Plat for The Lakes at Bridgewater south of Danforth and east of Santa Fe. (ERC Land Development Group, LLC)**

The applicant stated that the 20 foot alley will be gated and for emergency use only with the same control as the front gate. There will also be planting of 300 trees. Chairperson Woods asked if this was approved by Fire and Sanitation and staff said yes.

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

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

**NAYS:** None

The next item on the agenda was **Public Hearing and Consideration of Site Plan approval for a ground sign Taco Bueno northwest corner of Boulevard and East Second.**

Staff requested that the applicant not use Indian Hawthorne for landscaping around the sign because of its high maintenance requirements. The applicant said that they will leave it out or make sure it is maintained, whichever the Planning Commission wants. Chairperson Woods stated that it was just a suggestion and not a requirement. He also asked if they were in agreement with the 5 requests in the staff memo. The applicant replied yes. Commissioner Cartwright felt that the sign was not needed at this area.

Motion by Moyer, seconded by Cartwright, to approve this request subject to:

- 1) set the sign base back from Second Street and Boulevard to provide for a 25 foot sight distance triangle on the corner;
- 2) a portion of the existing asphalt parking lot be removed to provide an appropriate and reasonable planting bed at the corner to meet the landscaping standard required for each ground sign;
- 3) a curb around the landscape bed is not mandatory but it is advisable. The drive-in lane is located just a few feet from the location of the new ground sign. Protection to the sign base with at least bollards be used to prevent drive-through traffic from encroaching into the landscape area;
- 4) the landscape material used be very low growing material to not become a traffic sight distance hazard. A sprinkler system needs to be identified on plans for maintenance of the landscape area. If the owner wishes to plant the Indian Hawthorne, maintenance of the landscaping will be required and enforced.
- 5) the overhang of the 9 ½ foot wide sign cannot extend into the right-of-way along Second Street (State Highway 77) or Boulevard. The setback of the sight triangle accomplishes this requirement. The direction the sign base is placed must also account for the sight triangle and/or the sign overhang. **The drawing submitted does not appear to recognize the needed sight triangle.**

**Motion carried** by a vote of 3-1 as follows:

**AYES:** Members: Moyer, Hoppe and Chairperson Woods

**NAYS:** Cartwright

The next item on the agenda was **Case #PR020010 Consideration of amendment of the Final Plat of Asheforde Oaks 10 located west of Coltrane, north of Covell Road. (Tom Vorderlanderwehr)**

Engineer Lax Godhania, representing the applicant, stated that they are moving the detention pond because of the increased size to hold detention and they will be saving most of the trees. He also stated they would make a trails easement part of the plat. John Luton of ENA wanted to make sure that the drainage will not become like Steeplechase.

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

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

**NAYS:** None

The next item on the agenda was **Case #Z020039 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Office Commercial Planned Unit Development Usage one block south of Ninth Street, approximately 535 feet west of Bryant. (Larry Owsley)**

The applicant request a continuance to the January 21, 2003 meeting.

Motion by Moyer, seconded by Hoppe, to approve continue this request to January 21, 2003.

**Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020005 Public Hearing and Consideration of rezoning from "D-O" Suburban Office and "D-3" Office Commercial to "D-3" Office Commercial Planned Unit Development one block south of Ninth Street, approximately 535 feet west of Bryant. (Larry Owsley)**

The applicant request a continuance to the January 21, 2003 meeting.

Motion by Moyer, seconded by Hoppe, to approve continue this request to January 21, 2003.

**Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020003 Public Hearing and Consideration of amendment to Edmond Plan III from Suburban Office to Two Family Dwelling Planned Unit Development Usage one block south of Ninth Street, approximately 900 feet west of Bryant. (Larry Owsley)**

The applicant request a continuance to the January 21, 2003 meeting.

Motion by Moyer, seconded by Hoppe, to approve continue this request to January 21, 2003.

**Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

The next item on the agenda was **Case #Z020004 Public Hearing and Consideration of rezoning from "D-O" Suburban Office to "B" Two Family Dwelling Planned Unit Development Usage one block south of Ninth Street, approximately 900 feet west of Bryant. (Larry Owsley)**

The applicant request a continuance to the January 21, 2003 meeting.

Motion by Moyer, seconded by Hoppe, to approve continue this request to January 21, 2003.

**Motion carried** by a vote of 4-0 as follows:

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

**NAYS:** None

There was no **New Business**.

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

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

**NAYS:** None

**Meeting adjourned at 6:15 p.m.**

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David Woods, Chairperson  
Edmond Planning Commission

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Robert Schiermeyer, Secretary  
Edmond Planning Commission