

EDMOND PLANNING COMMISSION MEETING

Tuesday, December 16, 2003

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, December 16, 2003, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Allen Thomas and Suzy Thrash. Elizabeth Waner was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the December 2, 2003, Planning Commission Minutes.

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

AYES: Members: Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030039 Consideration of Final Plat of Danforth Village North located north of Danforth, east of Kohl's. (Mike Boyd)**

Danforth and Santa Fe Partners LLC own the majority of the land on the northeast corner of Danforth and Santa Fe where Kohl's, KFC/Long John Silvers and the 7,040 square foot shopping center is under construction. American Bank and the elderly housing development are owned separately. The current plat contains 1.93 acres and is the lot proposed for the Dollar Tree Store. The lot dimensions are 80 feet with a 874 lot depth. City water and sanitary sewer are adjacent to the lot but a new water line and fire hydrant will be needed for the store. The existing driveway on Danforth represents the access to this lot. The cross access easement already recorded needs to be noted on the plat, extending north from Danforth. Since the first screen wall on the north was constructed at a lower elevation in the detention area, it is very important even with the plat discussion, to verify with the owner's engineer, that the grading and final elevation where the wall will continue east, as the Dollar Tree Store is being constructed, is at the same elevation as the existing screen wall. The wall is 8 feet in height.

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

AYES: Members: Thrash, Thomas, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #SP030041 Public Hearing and Consideration of Commercial Site Plan approval for an office warehouse on the northwest corner of Fretz Drive and Fretz Avenue. (Rod Coleman)**

General Site Criteria:

Existing zoning – "E-1" General Commercial District.

Setbacks – 25 feet from the front property line on Fretz Drive, 15 feet from the south property line, 25 feet from the north property line and 120 feet from the west property line.

Height of buildings – 22 foot

Parking – 11 spaces.

Building size – 7,000 square feet; 1,000 is office space and 6,000 square feet is warehouse

Lot size – 39,639 square feet

1. Landscape Plan
 - a. Calculations – shown on the plans
 - b. plant schedule listing all plant units - provided
 - c. maintenance plan – sprinkler system

Landscaping - <u>Lot area = 39,639 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 3,964 sf	17,236 sf
Required in front yard = 1,982 sf	5,226 sf in front yard
Plant units required = 317 plants	394.5 plant units
Evergreen required = 127 plants	256 plant units
2. Lighting Plan – no light poles are planned, wall packs on the building are used, 100 watt metal halide 15 foot tall mounted on the building.
3. Driveways/Parking – one driveway to be located on Fretz Avenue.
4. Mechanical equipment – ground mounted compressor.
5. Fencing/screening – the land to the north and immediate south and east is zoned commercial, no fencing required, the Chapel Ridge apartments are located to the west.
6. Signage – one ground sign is proposed, 6 feet in height, 42 square feet in area.
7. Elevations
 - a. Number of stories – one story and is an office/warehouse business.
 - b. materials used on exterior walls – brick, there are 3 overhead doors facing to the northwest
8. General architectural appearance – brick veneer, flat roof.
9. Drainage Report and related Grading Plan – the area is platted. This is Lot 8 of the Fretz Apple Village Commercial Park. Grading plans have been submitted to comply with the existing detention report.
10. Refuse facilities – dumpster enclosure is located on the west side of the property in a brick enclosure.
12. Sensitive borders – there are no sensitive borders affecting this site.
13. Street paving and access management – Fretz Drive and Fretz Avenue are paved to city standard. The drive approach is on Fretz Avenue.
14. Title 21 Water and Sanitary Sewer Plans – city water is available and was extended with the plat.

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

AYES: Members: Thrash, Thomas, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030036 Consideration of Final Plat of Tuscan Park located on the west side of Sooner Road, one-half mile north of East Second Street. (Chet Leonhardt)**

Chet Leonhardt with Golden Pond LLC requested Final Plat approval of the first phase of Tuscan Park single family lots. The plat contains 14.82 acres and 36 lots. The lots range in size from 8,500 square feet to 9,800 square feet. The streets are planned to be private with gated access. The addition will be served with city water, sanitary sewer, electric, police, fire and sanitation. A utility easement, extending off-site to the south, is required to serve the addition. Development in the general area includes Clayton Pond, one-eighth mile to the south, acreage lots off of Oakridge Drive to the west, offices at White Fence Farms to the southeast and Fairview Baptist Church to the northeast. The Bavarian Forest Addition is located south of Danforth Road west of Sooner Road. The lake and detention pond area needs to be labeled for long term future reference for the Homeowners Association. There will

be another phase of the plat to be developed east of the detention pond west of Sooner Road. The total number of lots planned for all of Tuscan Park is 59 lots.

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

AYES: Members: Thomas, Cartwright, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR020041 Consideration of Final Plat of Willowbend 1st Addition located south of Sorghum Mill Road, east of Kelly. (Westpoint Group)**

Engineer Bryan Coon, representing the owner, requested Final Plat approval on a 26.16 acre plat consisting of 57 single family lots. This first phase is located one-quarter of a mile east of Kelly; however, the lift station required for sanitary sewer service is located approximately one-eighth mile east of Kelly adjacent to Sorghum Mill Road. The lots range in size from 8750 square feet to 11,200 square feet. All streets are public with one access point to Sorghum Mill Road. Public services for the addition include water, sanitary sewer with the use of a lift station, electric, police, fire and sanitation. All of this addition will be developed with single family detached homes. The Highlands at Oak Tree is situated northwest of this addition and Sorghum Mill Addition lies to the west. Cross Timbers Elementary School is located to the southwest. Common area "A" is included in the southeast portion of the plat and serves as drainage/detention. For the addition, an off-site utility easement will be needed for the sanitary sewer lines and lift station site. This property is zoned "A" Single Family Planned Unit Development. Setbacks are planned with a 20 foot front property line. "Limits of no access" is indicated along Sorghum Mill Road.

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

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030041 Consideration of Final Plat of Oak Tree Park IV Addition located west of Kelly Avenue and one-half mile south of Sorghum Mill Road. (Jim Meyer)**

The applicant requested a continuance to January 6, 2004.

Motion by Thomas, seconded by Cartwright, to continue this request to January 6, 2004.

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

AYES: Members: Thomas, Cartwright, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030025 Consideration of Final Plat of Cheyenne Ridge Villas located on the southeast corner of Bryant and 33rd Street. (Neal McGee)**

Neal McGee as the developer requested plat approval for 27 single-family lots on 6.686 acres immediately west and north of Cheyenne Ridge Addition. There is a 2+ acre detention/common area on the west side of the addition. That area needs to be given a lot and block number for future identification for Homeowners Association maintenance. The lots range in size from 6100

to 9000 square feet. Lot number 27 consists of 6,167 square feet and that is the smallest lot. Lot 16 is particularly difficult for future building sites due to its shape and unusual building line. The building line should be modified with the plat approval to minimize future problems regarding compliance with setbacks; an exception to using the radius of a cul-de-sac for the parallel building line is recommended. The addition will be served with city water, sanitary sewer, police, fire protection, electric and sanitation services. The addition extends to Bryant where the detention pond is located. Cheyenne Ridge 1st and 3rd Additions are adjacent to the east and south.

Commissioner Cartwright asked who would be responsible for maintaining the detention area. Neal McGee stated that they have written up an agreement between the homeowners and the office buildings that they will split the detention responsibilities 50/50.

A homeowner in the area was opposed to this project because he felt that it adversely affected his property, that the detention would create a lagoon behind his home, that there hadn't been any consideration of saving trees and he did not like the name of the addition. Steve Manek, City Engineer explained how the detention area worked and that it was not designed to hold water for long periods of time and would not create any type of lagoon. James Thomas, residing on Choctaw Drive, had a concern about the number of trees being taken out. Mr. McGee responded that they are trying to save as many trees as possible. Commissioner Woods asked if they would be willing to mark the trees that are to be saved to help prevent accidents from happening and them getting destroyed. Mr. McGee said that they are trying to market these homes to an older consumer, that the homes will be accessible, single story and he felt that this addition was a benefit to the area.

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

AYES: Members: Cartwright, Thrash, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #SP030045 Public Hearing and Consideration of Commercial Site Plan approval for Wilson Water Sports LLC on the east side of the I-35 Frontage Road at the north Edmond City limit. (Todd and Laura Wilson)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial District.

Setbacks – 25 feet from the front property line (the road in front of the property is private, it is not an interstate frontage road, the front setback would be over 60 feet from the I-35 right-of-way and would meet the requirement of the code), side yard to the south is 10 feet, rear yard is 29 ½ feet to the east and the north side yard is 50 feet.

Height of buildings – 19 feet

Parking – 13 spaces

Building size – 4 buildings are planned, no outdoor display area has been identified for this proposed for this boat sales business. The main building nearest I-35 is the showroom/sales office, there is a shop behind that building with overhead doors facing north. The owner is considering connecting that building to the main showroom and there are two storage buildings to the east. The majority of the lot is paved. An aerobic system is planned for the sanitary sewer service and the far east side of the property is a detention area.

Lot size – 60,000 square feet

1. Landscape Plan - There are no trees on the existing property. The landscaping in the I-35 Corridor is 15% with 40 plant units for every 250 square feet of the landscaped area; 9000 square foot of landscaping is required for the 15% and the owner can meet that requirement. 4500 square feet is required to be in the front yard. That requirement can be met by landscaping the front of the building and the north and south sides of the property. The detention area is required to be counted in order to meet the entire landscaping requirement. The applicant is requesting that instead of the 1224 plant units required, that approximately 612 be installed. These would be in the front of the building and along the north and south sides of the front building and parking. Landscaping was not even required on many of the existing buildings north of sorghum Mill Road. A variance is requested in the number of plant units.
2. Lighting Plan – no light poles are planned. A series of wall packs will be placed on the buildings. The maximum height of the buildings is 19 feet, so the 24 foot I-35 standard is in compliance
3. Driveways/Parking – One drive is planned along the frontage.
4. Mechanical equipment – Located inside the building or through the wall.
5. Fencing/screening – No fencing is planned. The property to the north, south and east is “F-1” Light Industrial.
6. Signage – One ground sign is permitted and with 150 foot of frontage along I-35, the sign can be 60 square feet per side and 25 feet in height, a 24 foot wall sign has been proposed.
7. Elevations – The property to the north is located in Oklahoma County. The “F-1” Industrial property north of Sorghum Mill Road developed at a time when metal buildings were allowed, no masonry was required at all. The I-35 standard developed and this is a location on I-35 where there would be at least 5 buildings in the existing development that are not metal. The land to the south of the subject lot is vacant. There is no water or sewer available to serve the buildings. The road in front of the buildings is private. Mr. and Mrs. Wilson, the business owners, are requesting an exception to the full I-35 compliance as to landscaping and building materials.
8. The front building or showroom will have a 3 foot tall brick wainscot on the north, south and west sides; the east side would be left metal. The shop building east of the showroom would be metal and the two storage buildings would be metal. This will be a variance from the all masonry veneer required along I-35.
9. Drainage Report and related Grading Plan – Engineer Gary Keen has submitted drainage plans and calculations for the detention pond on the east side of the property.
10. Refuse facilities – The dumpster location is between the shop and the first storage building. The north driveway is located in Oklahoma County. The owner has an agreement to use that shared drive just outside the Edmond city limits. The buildings will screen the view of the dumpster.
11. Sensitive borders – N/A
12. Street paving and access management – The driveway complies with current standards.
13. Title 21 Water and Sanitary Sewer Plans – City County Health Department will approve the water well located on the front of the property and the aerobic system located near the south central part of the property.

Commissioner Woods asked Ms. Wilson if there was a reason for not putting the brick on the building, she responded that while it was financial in reason, she also felt that this building was one of the nicest looking in the area and it would be a benefit. Commissioner Woods also asked about the reason for a plant count variance. Ms. Wilson stated that the ground was very rocky and while they were adding some fill dirt, they were not able to plant in the area of the aerobic system due to health department regulations and left little land space to meet the requirements. Mr. and Mrs. Wilson claimed that they were not aware of the I-35 Corridor regulations at the time of purchase of their property.

Commissioner Woods agreed that this building would be a benefit to the area, but was concerned about creating precedence in the area. He did not feel that this situation was unique enough to be granted a variance. Commissioner Cartwright felt this was a very unique situation and that in many areas of Edmond, the lesser landscaping for industrial as little as 5% is written into the Code in pre-existing locations and the masonry on the buildings would only apply to the front building wall. This project has masonry wainscot on 3 sides of the building and is concentrating the landscaping in front of the building along the frontage drive. No ground sign is proposed. If buildings were constructed to the south on the minimal amount of land left between Sorghum Mill and the City limits to the standard of this building, it would be a very noticeable improvement over the existing non-conforming buildings which have little or no landscaping and are mostly all metal. Commissioner Cartwright noted there was no water or sewer even possible in the future to serve this area yet it was already built up. The buildings will have to be small projects similar to this one just to meet the building code fire code.

Dean Dies with the applicants spoke that they had tried to come up with a landscaping plan to meet the standards. However, with the unfavorable land conditions and no City utilities, it makes for very unfavorable conditions for landscaping. He also felt that they Committee should be happy to have some type of landscaping on the property, as there is none at this time. John Lutton spoke against the project stating that it would set a precedence in the area and defeated the purpose of the I-35 Corridor design standards.

Motion by Cartwright, seconded by Thrash, to approve this request. **Motion failed** by a vote of 1-3 as follows:

AYES: Cartwright

NAYS: Members: Thrash, Thomas and Chairperson Woods

The next item on the agenda was **Case #Z030049 Public Hearing and Consideration of amendment to Edmond Plan III from Lake Residential to Lake Preservation located east of Air Depot, one-quarter mile south of 15th Street. (Caleb McCaleb)**

The amendment in the Edmond Plan for the “L-1” District is to include “L-1” to the north of the entire 86 acre tract and to exclude a portion of projected “L-1” at the south end of the parcel. The layout of the proposed subdivision uses topographic features to suggest the separation of the “L-1” and “L-2” Districts rather than the rectangular shapes used in the Edmond Plan. The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments.

Staff Report:

1. Infrastructure: Air Depot is a two laned street adjacent to this property and is intended to remain two lanes particularly without development of an urban density (3.5 units per acre) due to utility accessibility. The nearest sanitary sewer is over a mile to the west. The water line on 15th is part of the distribution system to the lake.

2. Traffic: There are no current traffic counts on Air Depot.

3. Existing zoning pattern:

North – “L-1” Lake Residential and “R-1” Rural Estate for lots fronting on 15th Street.

South – “L-1” Lake Residential

East – U. S. Government property

West – “G-A” General Agricultural

4. Land Use:

North – 2 acre lots

South – 2 acre lots

East – Scissortail Park

West – large lots

5. Density: acreage lots

6. Land ownership pattern:

North – 2, 2½ lots

South – 2, 2½ lots

East – Scissortail Park

West – U. S. Government

7. Physical features: There is an existing house on the property. Otherwise, the land is in it's natural condition.

8. Special conditions: None.

9. Location of Schools and School Land: Not a factor for this application. Will Rogers Elementary School is located on 9th and Memorial High School 15th, miles from this site.

10. Compatibility to Edmond Plan III – The amendment is not done for the purpose of creating more two-acre lots but to allow a better design for the addition as to street pattern.

11. Site Plan Review: N/A. A plat will be provided.

Jane West, a resident in the area, spoke against this project in that she was concerned about the number of homes backing up to the horse trails and camp grounds that may affect the recreation areas. She also requested a larger lot size with more acres; she felt that there were too many homes crammed into the area. Ms. West was also concerned about the number of water wells and septic tanks, the height of the homes, fences in the area, the number of trees that were going to be torn down, losing the country feeling of the area and the increased number of traffic and pollution from cars. Other residents in the area shared these same concerns.

Mark Farris responded that it does change the area, but that it does follow the mast plan of the City. They are large lots and the land will not be completely cleared, as it is a benefit to the developer and the property owner to leave the large trees in place. He also stated that there should not be an impact on the water wells or septic systems to the other property owners in the area. Commissioner Thrash asked about any existing or future fences. Caleb McCaleb, the applicant, stated that there is currently a fence separating this area from the land owned by the Corps of Engineers and by law, he is not allowed to touch that fence. Mr. McCaleb also stated that a fence would built at the entrance to the addition with a gate and that future homeowners would be allowed to built fences on their property but not with out getting prior approval by an architectural design committee.

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

AYES: Members: Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #Z030047 Public Hearing and Consideration of rezoning from “G-A” General Agricultural District to “L-1” Lake Preservation District located east of Air Depot, one-quarter mile south of 15th Street. (Caleb McCaleb)**

Caleb McCaleb requested 45 acres of “L1” Lake Preservation zoning east of Air Depot, one-eighth mile south of 15th Street. This property lies west of Scissortail Park at Arcadia Lake. Properties along 15th Street to the north have been divided into 2 acre and 2½-acre lots although they are unplatted. Property to the west facing Air Depot is also unplatted. The Lake Highlands Addition is located one-eighth of a mile to the west and consists of two-acre lots.

Whitetail Run is a private street two-acre lot addition to the south. The current zoning is "G-A" General Agricultural.

The shape of the "L-1" parcel is irregular on the west which follows the street topography of the Edgewater Plat. The Edmond Plan projected "L-1" in rectangular shapes west of Scissortail in the south end of the quarter section. That projection extends back to 1984. The difference between the "L-1" and "L-2" District is 18,900 square feet per lot. "L-1" lots are 108,900 square feet and "L-2" is 90,000 square feet. There is no City sewer adjacent to the property. The water line that is north of 15th Street only serves the park areas and connects to the water distribution on East Second Street connecting to the two water towers.

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

AYES: Members: Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case # Z030050 Public Hearing and Consideration of amendment to Edmond Plan III from Lake Preservation to Lake Residential located east of Air Depot, one-quarter mile south of 15th Street. (Caleb McCaleb)**

The amendment in the Edmond Plan for the "L-1" District is to include "L-1" to the north of the entire 86 acre tract and to exclude a portion of projected "L-1" at the south end of the parcel. The layout of the proposed subdivision uses topographic features to suggest the separation of the "L-1" and "L-2" Districts rather than the rectangular shapes used in the Edmond Plan.

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

Staff Report:

1. Infrastructure: Air Depot is a two laned street adjacent to this property and is intended to remain two lanes particularly without development of an urban density (3.5 units per acre) due to utility accessibility. The nearest sanitary sewer is over a mile to the west. The water line on 15th is part of the distribution system to the lake.

2. Traffic: There are no current traffic counts on Air Depot.

3. Existing zoning pattern:

North – "L-1" Lake Residential and "R-1" Rural Estate for lots fronting on 15th Street.

South – "L-1" Lake Residential

East – U. S. Government property

West – "G-A" General Agricultural

4. Land Use:

North – 2 acre lots

South – 2 acre lots

East – Scissortail Park

West – large lots

5. Density: acreage lots

6. Land ownership pattern:

North – 2, 2½ lots

South – 2, 2½ lots

East – Scissortail Park

West – U. S. Government

7. Physical features: There is an existing house on the property. Otherwise, the land is in its natural condition.
8. Special conditions: None.
9. Location of Schools and School Land: Not a factor for this applications. Will Rogers Elementary School is located on 9th and Memorial High School 15th, miles from this site.
10. Compatibility to Edmond Plan III – The amendment is not done for the purpose of creating more two acre lots but to allow a better design for the addition as to street pattern.
11. Site Plan Review: N/A. A plat will be provided.

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

AYES: Members: Cartwright, Thomas, Thrash and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #Z030048 Public Hearing and Consideration of rezoning from “G-A” General Agricultural District to “L-2” Lake Residential District located east of Air Depot, one-quarter mile south of 15th Street. (Caleb McCaleb)**

Caleb McCaleb is requesting 40,86 acres to be rezoned to “L-2” Lake Residential District along the east side of Air Depot one-eighth mile south of 15th Street. The Edmond Plan has projected this property for “L-2” for the 90,000 square foot lots. Mr. McCaleb is planning the Edgewater Addition consisting of a total of 33 lots both 2 acre and 2½ acre in size. The lots will be served with individual water wells and septic tanks. There is no sanitary sewer near the property; the nearest is south of Life Church. There is a water line north of 15th Street but that is part of the distribution system from the lake supply. None of the land adjacent to the Lake is projected to remain Agricultural. Within 600 feet of the Lake, the Edmond Plan projects 2½ acre lots, past the 600 foot distance “L-2” for the 2.06 size lots are projected.

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

AYES: Members: Thrash, Thomas, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR030044 Consideration of Preliminary Plat of Edgewater Addition located east of Air Depot, one-eighth mile south of 15th Street. (Caleb McCaleb)**

Caleb McCaleb requested Preliminary Plat approval for a 33 acre addition on 86.17 acres located east of Air Depot, one-eighth mile south of 15th Street. The McKinney family has owned the property. This location is west of Scissortail Park, north of Whitetail Run. The lots to the north have been divided facing towards 15th Street and they are 2 acre and larger in size. The McKinney home is located on the property on Lot 31 and is planned to be retained. Each of the lots would be developed with private water well and septic tank. The proposal is for a gated access private street addition. The lots on the western side of the addition will be 90,000 square feet and the lots on the eastern side of the addition will be 108,900 square feet or larger. Those lots will be adjacent to Scissortail Park.

The Edmond Plan provided for a 600 foot wide area anticipating 2½ acre lots adjacent to the Corp of Engineers property purchased for the lake and recreation areas. The lot sizes outside of the 600 foot area were approved for 2.06 acre lots (90,000 square feet) in Edmond Plan III. The

"L-1 Lake Preservation and L-2 Lake Residential Districts were established based on this Plan. The amendments requested relate to using a more natural street plan for the entire 86 acres than anticipated by the rectangle land use projections in the Edmond Plan. The streets will have to be constructed to city standard even though they are private. The Corp of Engineers owns the land to the east including the extending between Lots 18 and 19. The Corps land is fenced with a four strand barbed wire fence. A water well site may be needed on this platted area based on a study currently underway by the City to find additional well sites in southeast Edmond as recommended in the Water Master Plan. New water lines would have to be constructed to operate the wells.

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

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Request for deed certification south of Admiral Street west of Rhode Island in the Leavitt's North Park Addition. (Alan Spencer)**

Alan Spencer is requesting a lot split for Lot 31 of the Leavitt's North Park Additional generally location at 4309 Rhode Island. The building permit issued in June, 2003 was for the entire Lot 31 which has dimensions of 125.04 feet by 344.90 feet, 43,126 square feet. The proposal is to divide Lot 31 into two lots creating a new lot size for 4309 Rhode Island to be 21,567 square feet. There is no City water in this addition. There is sanitary sewer serving this particular property. The minimum lot for septic tank and water well is at least 40,000 square feet, using the legal non-conforming lot size in effect when Leavitt's North Park was annexed. This application represents the re-division of a previously platted lot that has been a concern of the Planning Commission in the past in the Windmill Estates Addition. In addition, in 1997 Rose Ann Swinger appeared before the Board of Appeals to obtain a variance for a similar lot size at 4420 Jordan where sewer was also available but water was not. The Board of Adjustment did approve the variance for a water well on a similar size lot. The building permit was very careful to issue the building permit for 4309 Rhode Island for all of Lot 31 in June, 2003. In order to be consistent, the division of this previously platted lot should not be approved or this matter to be reviewed by the Board of Appeals to be approved.

The Commissioners did not feel it was appropriate for the Commission to vote on this request and felt it should be referred to the Board of Adjustment for further guidance.

Motion by Thomas, seconded by Thrash, to refer this case to the Board of Adjustment. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods

NAYS: None

There was no **New Business**.

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

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods

NAYS: None

Meeting adjourned at 7:45 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission