

EDMOND PLANNING COMMISSION MEETING

Tuesday, January 8, 2002

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, January 8, 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 Robert L. Schiermeyer, City Planner; Kristi Anthony, Planning Intern; 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 December 4, 2001, Planning Commission Minutes.

Motion by Hoppe, seconded by Moyer, to approve the minutes as written. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to establish standards for pruning and trimming trees planted as a part of the landscaping requirements in Multi-Family, Commercial, Office, Industrial and Special Use Permits categories.**

Councilman Charles Lamb presented the Urban Forestry Commission's recommendations as requested by the Planning Commission. On December 12, 2001 the Commission reviewed and discussed the proposed ordinance changes related to tree topping. After a long and involved discussion which included many of the guests at the meeting such as the State urban Forrester and the Stillwater Urban Forrester, the following recommendations were made:

1. Amend the definitions to include Branch Collar, tree pruning and topping.
2. Amend the current language in Landscaping Maintenance to include topping.
3. We do not recommend a change to the fine amount in Section 22.29.093.

The Urban Forestry Commission feels that the proposed amendments to the existing ordinance will provide a significant improvement and address the vagueness in the current language.

Commissioner Waner asked about the lateral branch definition used in the ordinance. Councilman Lamb said that was recommended by the Forestry specialists. He noted there were several national standards used in developing the wording.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of Ordinance to close a fifteen foot utility easement on the west side of 1525 Olde Waterfront or a portion of Lot 8, Block 13, Olde Towne Addition. (Joel Hall)**

Mr. Hall attended the meeting. He indicated he and his wife Sarah would like to install a swimming pool on the west side of their lot in the Olde Towne Addition located north of Danforth, west of Bryant. He noted he has purchased a small parcel behind the house in the creek area which was formerly Homeowners Association land to add to his lot. In this case, this

application will meet the policy guidelines currently being used by the City Council for closing easements or portions thereof. There's no likelihood that the easement would be needed for future utilities and there is no impact to maintaining existing utilities since they are not in the easement.

Motion by Hoppe, seconded by Waner, to approve this request. **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 a **Public Hearing and Consideration of Ordinance amending Section 16.20 regarding house moving standards for insurance and bonds, permit and application, fees, route identification and utility compliance.**

Building Director Ed Steiner presented the ordinance that updated bond amounts to protect utilities, procedures to cap off sewer lines, water lines, to increase the fee to \$65 and bring the ordinance up to code with similar processes in other cities. This ordinance is designed to solve several problems that have been occurring over the last several years with this process. Commissioner Moyer asked that the ownership identify at least ten property owners as corrected wording.

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 a **Consideration of request by Keith Myers for three deed approvals west of Santa Fe just over half a mile north of Coffee Creek Road.**

Pete Reeser was in attendance to represent this application. Keith Myers owns 20 acres on the west side of Santa Fe between Coffee Creek and Sorghum Mill Road. This area is unplatted but is sometimes referred to as the Deer Creek Addition. Mr. Myers wishes to keep an eight acre tract on the north side of the property and divide 3 lots south of the 8 acre parcel, each being 264 feet by 660 feet or 4 acres each. Access to the property would be from Santa Fe. There is a house on the northern 4 acre tract and the other 2 lots are vacant. With 4 acres of land, there's adequate room for a septic tank and water well on each lot. The property is zoned "A" Single Family Dwelling District. There is also adequate room to meet the driveway policy with each lot having 264 foot of frontage. These properties are not located within a floodplain.

The Sorghum Mill Addition is located to the east with 2 acre lots. Ramblewood Hills is located to the south with acre+ lot sizes and the Deer Creek 2nd Addition is located to the north of Sorghum Mill Road with 2 acre and larger lots. The city limits lies to the west of the Deer Creek quarter section developments. These 3 parcels meet requirements for deed approval.

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

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an extension to Site Plan approval of the University Village Site Plan on the north side of East Second**

Street, east of Blackwelder and west of Wal-Mart Neighborhood Market. (Sooner Investments)

The applicant requested that this item be continued for 60 days, to the March 19th meeting.

Motion by Hoppe, seconded by Moyer, to continue this request to March 19. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **Public Hearing and Consideration of an Ordinance to close the east eight feet of the west 10 foot utility easement on the west side of Lot 1, Block 4 of Creek Bend First Addition, 901 Caines Hill Road. (Timothy and Amy Eldridge)**

The applicant requested that this item be continued indefinitely.

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

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

NAYS: None

The next item on the agenda was a **Consideration of the Preliminary Plat of Hunter's Creek III located south of Coffee Creek Road, 1/8 mile west of Kelly Avenue. (Hunter's Creek L.P.)**

The applicant requested that this item be continued to January 22nd.

Motion by Hoppe, seconded by Cartwright, to continue this request to January 22nd. **Motion carried** as follows:

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

NAYS: None

The next item on the agenda was a **General Discussion of Street Connectivity and Standards related to Connectivity**

The staff presented a suggested policy purpose and standards for improving the connectivity and distribution of traffic. Surveys of other cities were part of the presentation. The recommendations included a minimum of two access points for each addition and a suggestion that 130 lots would be the maximum single entrance and exit for any addition where there could not be a connection, even private street additions. A mitigation of improvements would need to be submitted when there are single entry additions because there are no other alternatives for connectivity.

Chairperson Woods suggested that looking at the circulation on a square mile basis would be a good idea for all new projects and it appears that the improvement for distribution could involve four and five outlets over a mile of neighborhood frontage. Several examples of existing neighborhoods were presented to analyze traffic flows from past experience. The staff indicated they would continue with those reviews.

Commissioner Waner asked if the additional wording could be added that the purpose include municipal or public services that are required for each home as to why this policy is important. Ronnie Williams with ENA indicated that the connectivity index suggested narrow streets and asked if the staff was encouraging collector streets. Mr. Schiermeyer commented that to promote internal connectivity, the grid system of streets with shorter blocks could exist with narrow streets. If developers did not want to build the greater number of streets required by the grid system, a clear collector street would be needed in lieu of the greater potential for connectivity.

Motion by Hoppe, seconded by Moyer, to continue to the next meeting. **Motion carried** as follows:

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

NAYS: None

There was no **New Business**.

Motion by Moyer, seconded by Cartwright, to adjourn. **Motion carried** as follows:

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

NAYS: None

Meeting adjourned at 6:40 p.m.

David Woods, Chairman
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission