

EDMOND PLANNING COMMISSION MEETING**Tuesday, March 20, 2007****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Leroy Cartwright at 5:30 p.m., Tuesday, March 20, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Suzy Thrash and Barry K. Moore. Elizabeth Waner was absent. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Rush Clinkscales, Engineer; and Paul Lakin, Assistant City Attorney. Chairperson Cartwright announced that the minutes would be continued to the next meeting, April 3.

The next item on the agenda was **Case #U070002 Public Hearing and Consideration of Special Use Permit for a 135 foot tall cellular communications tower generally located west of the house at 1501 Edgewood Drive on the south side of 15th Street. (T Mobile)**

This Special Use Permit was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). The review precedes the current regulations pertaining to cell towers.

Dennis Box representing T Mobile is requesting a Special Use Permit in a "D-O" Suburban Office District for a 135 foot tall monopole tower. The property owner is Le Hien Nguyen. The tower is requested with the potential for 4 antennas (co-location) and the top of the highest antenna on the tower would create a height of 138 feet. Access to the tower would be from 15th Street. A concrete drive approach to the property line will be required since this is in a fully urban area. A lesser standard drive creates the potential for a hazard on 15th Street and/or deterioration of 15th Street. T Mobile is requesting gravel access from the drive approach to the 33 foot by 54 foot pad site needed for the tower and the equipment building. No portion of the fenced in area where the tower is located shall be located within a floodplain or otherwise be constructed in such a way as to restrict drainage for the creek located to the west of this site. The ordinance under which this request was submitted does not require setbacks from adjoining structures. The tower is 109.4 feet from the owner's house and 109 feet to the nearest house to the west. The tower is 112.5 feet to the house south of the owner's. There is no requirement in the Code that the tower be set back from the house the height of the tower. The site is planned to be fenced with a 6 foot wood fence (the area where the tower and equipment building is located). This site would be consistent with the separation from residential property that was part of the tower approval at 15th Street west of the Chimney Hill Addition.

The last cell tower considered east of Coltrane south of Covell was 120 feet tall. The City Council did require flush mount antennas and that is the way it was constructed. The subject tower is closer to homes so the flush mount antennas or at least the T arm antenna construction would be preferred over the crow's nest style antenna structure. The T arm should allow for the extra 3 co-locations planned.

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Dennis Box represented T Mobile. He submitted a petition with 108 names in support of the request which included customers of T Mobile who indicated they needed the service in this area based on problems in receiving they were having along 15th Street. Jim Forsythe, property owner to the west, opposed the cell tower, felt that a better location would be on the school grounds where there was more space. He indicated it was only 109 feet away from his home and that it would devalue his home. He also felt that the fill where the location is would not provide a sound base for placing the tower. Jennifer Dulin, 1509 Edgewood, opposed the tower indicating it would lower the property values. She felt it should not be within a residential area. The resident at 1517 Edgewood also objected to the site due to the potential health hazards and proximity to the homes. Mr. Box indicated there is some flexibility to move the tower and that he would like to meet with the neighbors and asked for a continuance to the next meeting on April 3. Commissioner Moore suggested that Mr. Box examine the foundation issues brought up due to the fill on the property as well as the floodplain requirements for the tower location.

Motion by Moore, seconded by Thrash, to continue this request to April 3, 2007. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z0700009 Public Hearing and Consideration of amendment to Edmond Plan III from General Agricultural to Lake Residential Usage located on the west side of Post Road, one-half mile south of East 15th Street. (Derek Turner)**

This application was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

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

1. Infrastructure: This project will be served with city water and will be extended by the developer at 100% of his cost. The nearest city water line is serving the Chitwood Farms Addition to the northeast and will be extended for service. There is no sewer near this property and none is planned at any time in the future.
2. Traffic: Post Road is not heavily traveled at this time. There are no current traffic counts. Post Road is planned as a future arterial in the long term transportation plan. The right-of-way along Post should be approximately 70 feet from center line.
3. Existing zoning pattern:
 North – Corps of Engineers property
 South – “G-A and “L-2”
 East – “L-2” PUD (Chitwood Farms)
 West – Corps of Engineers
4. Land Use:

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North – Arcadia Lake

South – residential lots

East – residential lots

West – Arcadia Lake

5. Density: one unit for each 2 acres
 6. Land ownership pattern:
 - North – large parcel ownership for the Lake
 - South – 5 and 10 acre tracts
 - East – 60,000 square foot or greater
 - West – large parcel ownership for the Lake
 7. Physical features: the area contains mature tree growth. There is a creek area extending northwest towards the Lake.
 8. Special conditions: None.
 9. Location of Schools and School Land: Not applicable.
 10. Compatibility to Edmond Plan III: As the Plan has been amended, this request is more compatible. The “L-2” Lake Residential District does allow for 60,000 square foot lots (1.3 acres) when either city water or sewer is available. This new project, Sweetwater Addition, will have city water and improved fire protection because of that utility so even though the Edmond Plan III projects 2 ½ acre lots next to the Corps property on the north and west sides of the subject tract, the standard in the Plan is being improved, since Mr. Turner is planning 2.06 acre lots (90,000 square feet) with city water and not requesting a reduction in lot size to the 60,000 square foot which is allowed by code. This is the justification provided by Mr. Keith Beatty and the staff agrees. This is an improvement from the 60,000 square foot lots in the project “L-2” area over maintaining some of the lots at 2½ acres for the projected ‘L-1’ area.
- Site Plan Review: Not applicable.

Engineer Ernie Isch represented Derek Turner indicating that the average lot size was 99,000 square feet. He indicated they could build 40+ lots if there is no amendment due to the 60,000 square foot lot allowance in “L-2” with city water. He felt the 36 lots proposed with fire protection was a better design solution for the city.

A resident asked about the covenants that would apply to this addition as to fencing, keeping of animals. She indicated she owned the property to the southwest. Mr. Cartwright suggested that Patrick Myers who was in the audience with Turner and Associates discuss these private covenant or plat restriction standards with the property owner after this item was considered since covenants could not be a standard for the rezoning or plan amendment criteria. Chairperson Cartwright indicated the fire protection standard justified the plan amendment standard.

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

AYES: Members: Moore, Moyer, Thrash and Chairperson Cartwright

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NAYS: None

The next item on the agenda was **Case #Z0700010 Public Hearing and Consideration of rezoning from “G-A” General Agricultural District to “L-2” Lake Residential District located on the west side of Post Road, one-half mile south of East 15th Street. (Derek Turner)**

This application was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Derek Turner is requesting that 89.26 acres west of Post Road south and east of the Arcadia Lake Corps land be rezoned to “L-2” Lake Residential. Mr. Turner proposes a single family residential plat for 36 two acre lots. He has partially developed the Chitwood Farms Addition to the east across from this parcel and that development will eventually extend from 15th Street to 33rd Street. There is a companion item preliminary plat for an addition named Sweetwater and the plat provides for the extension of water lines into the addition. This development will have fire protection as well as domestic water. There are no sewer lines near this property and the project will develop with septic tanks or aerobic systems but the lots are 2 acres in size. Mr. Turner has developed a similar addition called The Territories north of 15th Street east of the Henderson Hills Baptist Church. There is a parcel of land to the southeast of this tract already zoned “L-2”. There is an existing lake on the property. The addition provides for one entry on Post Road. The subdivision layout matches the topography of the land, the arrangement of lots around the existing lake, and the boundary of the addition which is somewhat irregular. In this case, the two acre lots with city water is reasonable.

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

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #PR070008 Public Hearing and Consideration of Preliminary Plat for Sweetwater located on the west side of Post Road, one-half mile south of East 15th Street. (Derek Turner)**

This Plat was received prior to the effective date of Title 22 Zoning Ordinance. Engineer Ernie Isch is requesting Preliminary Plat approval of Sweetwater Addition located west of Post Road north of 33rd Street. Derek Turner is the developer of this project consisting of 36 single family lots with two acre lot sizes (90,000 sf gross area). The developer will extend water to serve this addition and provide fire protection just as he did with the Chitwood Farms Addition on the east side of Post Road. The Arcadia Lake Water Treatment Plant is located one half a mile north of this location on the west side of Post. There is a 31 acre parcel a short distance to the north although the Corps of Engineers owns land immediately north and west of this property. The properties to the

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south are divided into 10 and 20 acre tracts fronting on 33rd although there are 2 two acre tracts fronting on Post just southeast of this addition. The Fire Department has tentatively approved the plans subject to a realignment of the fire hydrants spaced less than 400 feet apart, the addition of at least 2 fire hydrants on the main road through the addition and a detailed plan meeting the gate standards if the project will be a private street gated addition.

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

AYES: Members: Thrash, Moore, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U070004 Public Hearing and Consideration of Special Use Permit for a church in "E-3" Restricted Light Industrial located at 1419 Fretz Drive. (New Day Christian Life Deliverance Center)**

This Special Use Permit was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). The review will be based on previous Title 22 standards and this project will be reviewed by the City Council.

Pastor Ronald Nolan is requesting a church be established at 1419 Fretz Drive in one of the office/warehouse buildings located north of 15th Street on the west side of Fretz north of the China Express Restaurant. Mr. Nolan will start with a membership of 25 persons. There are a number of vacancies in the office/warehouse type building at this time. The church is starting with an approximately 1700 square feet. The parking for this use is based on the premise that any other tenants in the building will operate there business primarily from 8 to 5 and there will not be conflicts with the parking spaces during the church hours primarily on Wednesday evenings and Sundays. The fire lanes can not be blocked as a condition of this Special Use Permit as well as not allowing parking on Fretz Street which would create an adverse impact to the use of the traffic light at the intersection of 15th and Fretz Drive and congest the commercial collector street. The church is planning a 2 year lease for this property. The City Council has been suggesting a one year review on these Special Use Permits where the church is located in a strictly commercial or industrial area like this church. The property is zoned "E-3" Restricted Light Industrial.

All of the site plan improvements have been completed for this location. There is no new construction planned or additional parking to be constructed. The building meets all the Building Code and Fire Code requirements for this use even though it was constructed as an office/warehouse use. The building does not have a fire sprinkler system and that is one of the reasons for the fire lanes to exist around the building. Detention is completed to the west on an area wide basis as a part of the over all Chapel Ridge Business Park. Utilities are available to the site and currently serve the building. 15th Street has already been improved as an arterial street south of this use and Fretz Street

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is a commercial collector street with the traffic light at 15th Street and Fretz.

Pastor Nolan indicated the fire lane would not be blocked by persons attending the church. Commissioner Thrash asked if this would impact liquor sales within 300 feet. Staff indicated it could depending on the sale of food with the mixed drinks. A nearby business owner of China Express indicated that the owner had talked to her about using her lot for parking but she opposed that. Pastor Nolan indicated he understood he would have to receive approval if there was any additional parking agreements with abutting owners.

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

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #U070005 Public Hearing and Consideration of Special Use Permit for a storage building at 1100 East Ninth for the assisted living/extended care facility. (Mike Neal/Edmond Specialty Hospital)**

This Special Use Permit was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). The review will be based on previous Title 22 standards and this project will be reviewed by the City Council.

Mike Neal representing the Edmond Specialty Hospital is requesting approval of a 1600 square foot storage building to be located on the southwest corner of the property on 9th Street. This tract of land is zoned "A" Single Family Planned Unit Development and a modification of the Assisted Living Center requires a Special Use Permit. The 40 foot by 40 foot building will be a metal frame structure but will have siding on all four sides covering the metal. The siding will match the color on the assisted living facility. There is a small overhead door facing to the northeast towards the nursing home and driveway area. There is no change to the detention area and there is no need for additional detention because the subject area was originally planned for cottages which will not be a part of the facility at any time in the future. Fire hydrant locations and fire lanes are not being changed based on this addition. The setback to the west is 35 feet and the setback to the south is 74 feet. There are homes to the west and south but these setbacks exceed all requirements of the Zoning Code. This building is for storage only and will have electric service. There is no water or sewer needed for this storage building.

Mike Neal represented the application.

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

AYES: Members: Moyer, Thrash, Moore and Chairperson Cartwright

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NAYS: None

The next item on the agenda was **Case #SP070019 Public Hearing and Consideration of amended site plan for additional parking for an existing building at 1402 Fretz Drive north of 15th Street, on the east side of Fretz, north of Silver Star Imports. (CORE Physical Therapy)**

This site plan was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Paige Sims with CORE Physical Therapy would like to amend the previous site plan approved by the City Council for an office/warehouse type building north of Silver Star Imports on the east side of Fretz Drive north of 15th Street. ERC Properties constructed the building and installed 20 parking spaces. All of the improvements have been completed and the building has been approved for occupancy. Ms. Sims would like to add 11 more parking spaces on the north side of the lot. Landscaping and trees planted in this area will be moved or replanted to continue to meet the landscaping requirement of 10% of the lot and the plant unit requirements. Ms. Sims knows based on the number of existing patients and the growth of the business, additional parking is needed. The office parking for the original ERC site plan would not have anticipated the more intense use of the physical therapy use for this building.

Staff recommends approval of the additional 11 parking spaces on the north side of the building to accommodate the needs of the CORE Physical Therapy business which is planning to purchase the 6,000 square foot building. The total amount of open space or landscaping area is slightly reduced but the location still meets the 10% landscaping requirements and the number of plant units required. There is no change in the setbacks, the building appearance, roof line, mechanical equipment, on site lighting, building lighting or dumpster location or driveway access used by Silver Star and/or Swedish Imports. No new curb cuts are requested. Approval of this request will allow CORE Physical Therapy to move from their present location on the south side of 15th Street to a larger building meeting their current needs. The revised landscaping standards are as follows:

<u>Landscaping - Lot area = 41,971sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 4,197 sf	9,000 sf landscaping/lawn area
Required in front yard = 2,098 sf	2,098 sf in front yard
Plant units required = 336 plant units	577 plant units
Evergreen required = 232 plant units	502 plant units
Front yard plant units = 283 plant units	283 plant units

Paige Sims represented the application.

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

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AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP070003 Public Hearing and Consideration of site plan approval for a retail commercial building south of Danforth, west of Chowning, east of the Auto Zone. (Harrison Levy)**

This site plan was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). The review will be based on previous site plan standards and this project will be reviewed by the City Council.

Planning Department:

1. Existing zoning – “D-2” Neighborhood Commercial
2. Setbacks – front setback on Danforth 57 feet from property line, side setback to the east is 81 feet, side setback to the west 27 feet, back setback to the south is 32 feet, all in compliance with the “D-2” based on the surrounding zoning.
3. Height of buildings – to the highest point is 22½ feet, the majority of the elevation is 18 feet.
4. Parking – 14 spaces, building square footage is 2,536 and 13 spaces required for retail. This request submitted prior to new requirements for increased landscaping with increased parking.
5. Lot size – 22,002 square feet.
6. Lighting Plan – A photometric lighting plan has been submitted. The lighting will be much less intense than the lighting at Auto Zone. Five light poles will be used. Information on the light poles is attached.
7. Signage – 6 foot tall, 42 square foot sign is all that is permitted by code. No variance is requested from the standard. The sign will be located east of the driveway.
8. General architectural appearance – the building exterior materials include EFIS, a stone veneer, wainscot, a slate gray standing seam metal roof material on the tower portion of the building and metal canopies over the doors and windows. Some of the exterior is also brick, reddish brown in color. The stone is a buff color. The building wall has a variation in height which adds to the attractiveness. The Auto Zone does include neon type lighting on the building walls. That type of lighting will not be used as a trim on this building and that includes fiber optic lighting.
8. Sensitive borders – the sensitive border will not apply to this location due to the multi-family or commercial zoning adjacent.
9. Mechanical equipment – mechanical equipment will be located on the roof. The parapet walls will need to be tall enough to screen mechanical equipment on the roof.
10. Fencing/screening – other than the dumpster enclosure, none is planned.

Engineering Department:

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11. Driveways/Parking – one shared driveway with Auto Zone will be used. The easement agreement has been submitted documenting the shared driveway originally established in 2004.
12. Title 21 Water and Sanitary Sewer Plans – This property is adjacent to water and sewer and will be connected for service.
13. Drainage Report and related Grading Report Plans – Drainage plans have been submitted by Engineer David Jones and the review is being completed meeting title 23.
14. Street paving and access management – Danforth is already improved to city standards. The existing driveway is used. There are no additional improvements that could be made to the adjacent streets.

Fire Protection:

15. Fire Prevention and Building Department – reviewed and approved as submitted.

Community Image:

16. <u>Landscaping</u> – Lot area = 22,002 sf	<u>Landscape provided on plans submitted</u>
Ten percent of lot = 2,200 sf	9,678 sf landscaping/lawn area
Plant units required = 176 PU	292.5 plant units
Evergreen required = 71 PU	158 plant units
Requirements in front = 88 PU	119 plant units
= 1,100 sf	2,529 sf

Sanitation Department:

17. Refuse facilities – Sanitation has reviewed the plans and approved the dumpster on the southwest corner of the property. Some of the curb lines have been widened to allow for the truck to turn through the drive through lane. The owners have indicated they will not have a canopy that extends into the drive through lane which could interfere with the garbage truck exiting the property.

Electric Department

18. Electric – the electric department needs to extend service across Danforth to serve this use. Utility easements have been discussed and will be needed for the service.

Carol McNeary, a resident to the north, asked what kind of businesses would be in the center. Mr. Hornbeek indicated he had no tenants at this time.

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

AYES: Members: Moyer, Thrash, Moore and Chairperson Cartwright
 NAYS: None

The next item on the agenda was **Case #Z070005 Public Hearing and Consideration of amendment to Edmond Plan III from Medium Density Residential to Suburban Office Planned Unit Development on the southwest corner of Danforth and Broadway. (Garrett and Co., LLC)**

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This Plan Amendment was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007). Mr. Martin has voluntarily agreed to a review by the Urban Board scheduled for March 13, 2007. The official requirement for an Urban Board review of Plan Amendments prior to the Planning Commission is not required for this request. The Urban Board considered this matter on March 13, 2007 and recommended approval of office zoning. The site plan will be reviewed later.

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

1. Infrastructure: Sewer is available at the southeast corner of the site. City water is along Danforth and Broadway.
2. Traffic: The traffic count at Danforth and Boulevard east and west 24 hours a day just one block east of the subject site is 31,000 cars a day. The intersection of Danforth and Broadway is often congested due to the at grade railroad crossing requiring cars to stop for the train as well as peak traffic at Edmond North High School. The applicant does not plan a driveway on Danforth due to this traffic pattern.
3. Existing zoning pattern:
North – City owned Gracelawn Cemetery
South – “D-O”
East – “A” Single Family
West – “E-1” PUD across the railroad tracks.
4. Land Use:
North – Gracelawn Cemetery
South – Hope Center
East – developed homes
West – developed self storage
5. Density: Not applicable based on office zoning requested.
6. Land ownership pattern:
North – City of Edmond
South – half acre Hope Center
East – individual lots
West – 3½ acre storage site
7. Physical features: the land is flat and is platted for development but no actual construction has ever taken place on the property.
8. Special conditions: None.
9. Location of Schools and School Land: Edmond North High School is located approximately 1/8 of a mile to the northwest.
10. Compatibility to Edmond Plan III: The Plan identified the property as multi-family. The Edmond Plan IV has projected the office use as a better use rather than try to build 5 apartment units allowed by the land area on the subject parcel. The land to the south is zoned office, the site is only large enough for one building.
11. Site Plan Review: A site plan will be required by the Urban Board. The site will have to meet a 10% landscaping requirement and no drives will be permitted on Danforth.

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A 15 foot setback would be established from the property line on Danforth with the appropriate right-of-way on Danforth.

Tony Martin represented the application. He agreed to grant additional right-of-way on Danforth since that is a city standard and would allow for a potential right turn lane. He indicated the owners had agreed to a one story building. He noted that there would have to be a variance in the setback through the PUD if the right-of-way is granted on Danforth. Even with the 30 feet of Reno Street being closed based on the detention and the parking, a variance would be needed for the building line along Danforth. Julie Wilson with the Hope Center spoke regarding this issue indicating that some of their customers are pregnant and there are children brought to the center which is a safety concern for the parking lot pedestrians. Connecting the driveways would not be possible for this reason. The staff suggested that without a driveway on Danforth as agreed to by Garrett and Company and one driveway near the south end of the Garrett property on Broadway, the separation of driveways in this older part of the city was best served by eliminating the possibility of drives where they would most add to the congestion which would be on Danforth or near the intersection of Broadway and Danforth.

Motion by Moore, seconded by Moyer, to approve this request subject to 17 foot of right-of-way on Danforth. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Moore, Moyer, Thrash and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #Z070006 Public Hearing and Consideration of rezoning from "C-2" Medium Density Residential and "A" Single Family to "D-O" Suburban Office Planned Unit Development on the southwest corner of Danforth and Broadway. (Garrett and Co., LLC)**

This rezoning was received prior to the effective date of Title 22 Zoning Ordinance (March 1, 2007).

Mr. Tony Martin is representing the application to rezone from Multi-Family to Office which will include the unopened portion of Reno Street north of the Hope Center on the west side of Broadway immediately south of Danforth. This tract contains .41 acres and is undeveloped. The land on the west side of the tracks is developed as a self storage facility and the land to the north is Gracelawn Cemetery. The land to the east is developed as single family homes. Utilities are available along Danforth and Broadway. Broadway is four laned adjacent to the site as well as Danforth. The Edmond Plan has suggested Multi-family but the Suburban Office which is the same use as the Hope Center is a very reasonable and appropriate use for such a small parcel of land bounded by the railroad tracks and two busy streets.

Julie Wilson with the Hope Center has indicated it is not appropriate to connect with the existing Hope Center drive for access to this property. This means that the 2 drives on

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Broadway will be relatively close together not meeting the driveway policy. Mr. Martin believed that they could connect and represented that to the Urban Board and the staff even though the site plan at this time is conceptual. That will not be an option but there will still be no drive on Danforth due to safety reasons and no drive near Broadway and Danforth for safety reasons. A variance on driveway separation will be recommended. The right-of-way along Danforth needs to be 50 feet from center line if not already provided. A setback variance of 15 feet from the property line with the appropriate right-of-way on Danforth would be recommended for this shallow parcel of land. The owner is expecting to use the additional 30 foot of right-of-way for the unopened portion of Reno Street once Reno Street is closed.

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

AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP070008 Public Hearing and Consideration of commercial site plan for a restaurant north of Second Street, east of Bryant, east of Freddy's Frozen Custard. (Braum's)**

The applicant requested a continuance to the April 3, 2007 meeting.

Motion by Moyer, seconded by Moore, to continue this request to April 3, 2007. **Motion carried** by a vote of as follows:

AYES: Members: Moyer, Moore, Thrash and Chairperson Cartwright

NAYS: None

The next item on the agenda was **Case #SP070004 Public Hearing and Consideration of commercial site plan for a new bank to be located on the south side of 15th Street, west of the Turtlecreek Office Park. (International Bank of Commerce)**

The applicant requested a continuance to the April 3, 2007 meeting.

Motion by Thrash, seconded by Moore, to continue this request to April 3, 2007. **Motion carried** by a vote of 4-0 as follows:

AYES: Members: Thrash, Moore, Moyer and Chairperson Cartwright

NAYS: None

There was no New Business.

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

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AYES: Members: Moore, Thrash, Moyer and Chairperson Cartwright

NAYS: None

Meeting adjourned at 6:45 p.m.

Leroy Cartwright, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission