

EDMOND PLANNING COMMISSION MEETING**Tuesday, August 7, 2007****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Suzy Thrash at 5:30 p.m., Tuesday, August 7, 2007, in the City Council Chambers at 20 South Littler. Other members present were Bill Moyer, Leroy Cartwright, Barry K. Moore and Ingrid Young. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Jan Ramseyer-Fees, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. The first item on the agenda was the approval of the July 17, 2007, Planning Commission minutes.

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

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

NAYS: None

The next item on the agenda was **Case #U070012 Public Hearing and Consideration of Specific Use Permit to include site plan for classroom buildings associated with the church at 4846 W. Covell Road. (Acts 2 Methodist Church)**

The Acts 2 Church would like to have two classroom buildings located east of the existing building on the church's site on the southeast corner of Covell and Pennsylvania. This location at the west edge of the Edmond City Limits is zoned "A" Single Family. The church made arrangements with the original sanctuary to use water supplied by the Deer Creek Water District for the necessary fire protection. This facility operates with an aerobic system and the church owns a large tract of land approximately 30 acres at this location. Access to the property is from Covell Road. Other improvements already exist at this location such as detention suitable for the addition of these two buildings, landscaping and paved parking, fire access and dumpster access. The two buildings total 3,009 square feet. These buildings will meet the Fire Code and Building Code standards. The exterior materials are siding. No new site plan requirements are needed with the addition of the two classroom buildings. There is no change to the lighting for this project.

Engineer Lax Godhania appear for the applicant. No one appeared in opposition. The Church requested that the two classroom buildings, together consisting of 3,000 square feet, be moved to the west side of the property. A playground is planned in the front where the buildings were originally proposed. Since the notice covered the entire 35 acres, the owner hoped that this movement of the buildings would not require a new applicant. All the requirements with the original submittal are being met even with the change of location and the Building Department and Fire Department have reviewed the plans and approved them. A 20 foot separation from the main church sanctuary is the only new requirement.

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

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

The next item on the agenda was **Case #PR070020 Consideration of Final Plat for Sweetwater Addition located west of Post Road, ¼ mile north of 33rd Street. (Derek Turner)**

Engineer Ernie Isch is requesting Final Plat approval of Sweetwater Addition, located west of Post Road. Derek Turner is the developer and will divide the property consisting of 89.24 acres into a 36 lot single family addition, with 2-acre lot sizes. Water is being extended to serve this addition and provide fire protection. A 12" waterline is being extended down Post Road to the entrance to the subdivision. There is an 8" line extended through the development with 6" lines serving the cul-de-sacs. The addition will develop with septic tanks or aerobic systems. One street, Sweetwater Way, extends from Post Road. The developer is dedicating 70' of right-of-way along Post Road. There is currently a large pond on this property which is noted on the plat as a drainage easement, and also serves for stormwater detention. The property is rezoned to "L-2" Lake Residential District and the preliminary plat approved April 9, 2007.

Engineer Keith Beatty appeared for the applicant and indicated there were no changes from the preliminary plat. No one appeared in opposition.

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

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

The next item on the agenda was **Consideration of deed certification at 3357 Shortgrass Road adjacent to the Coffee Creek Golf Course. (Turner Properties)**

Turner Properties is representing Millennium Golf Properties, LLC in requesting that a new lot be established on Shortgrass just south of the #15 tee box of the Coffee Creek Golf Course. This lot is 28,863 square feet and would be served with city water and sewer. The intent is to allow this as a single family building site. A standard 25 foot front setback would be required along Shortgrass and the remaining side yards would be the standard residential. OG&E has requested a 15 foot building line on the south side of the lot adjacent to their 100 foot wide overhead power line. A water and sewer plan has been submitted for this lot. The lot is not located within a floodplain and meets all the requirements for deed certification.

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Keith Beatty appeared for the applicant. Commissioner Young asked if there were any other lots with drive cuts on Shortgrass. She knew there was limited access on Shortgrass with the original design of Coffee Creek. Mr. Beatty indicated there was one additional lot to the north of the subject property where they also had a drive cut on Shortgrass. Commission Chairperson asked if OG&E was satisfied with the 15 foot setback from the overhead power line. It was indicated that had been reviewed prior to the layout of the lot and that is why the lot is 28,000+ square feet.

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

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

The next item on the agenda was **Case #PR070009 Consideration of re-plat of a portion of the Lakes at Bridgewater located east of Santa Fe, ½ mile north of Edmond Road. (ERC Properties)**

Rod Coleman with ERC Properties is requesting that 9 lots be re-platted in the Lakes at Bridgewater plat lying east of Santa Fe, approximately ½ mile north of Edmond Road. This project is a gated development. The re-plat is proposed to make the lots larger than the original plat. The lots are generally 7,781 square feet or larger and will be served with full city utilities. Engineering has reviewed the plat as to utilities and drainage. The wetlands area north of Lots 8 and 9 is also not affected by this change. The lots were already approved with a 20 foot front building line rather than 25 feet due to the lake that has been engineered as a common area feature.

Chuck Twibell appeared representing ERC Properties. He indicated they wanted to make the lots wider for larger homes so they could address that market.

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

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

The next item on the agenda was **Request by Larry Toombs for approval of a partial vacation of plat Lots 28 and 29 Block 1 of the Cardinal Ridge Addition located west of Douglas Boulevard north of Danforth. (Larry Toombs)**

Larry Toombs is the developer of the Cardinal Ridge Addition and on May 14, 2007, the City Council approved an amended Final Plat excluding two lots, Lots 28 and 29, Block 1, located at the end of the cul-de-sac on Raven Circle. The attached agreement provides for a partial vacation of plat. As discussed in the original request on May 14, Keith Franklin,

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the property owner to the south, is purchasing the lots to provide additional land to his property. The topography of the lots makes them less desirable as home sites and Mr. Franklin does not plan to build any structure on the property or sell the property as a separate building site. Staff recommended that no driveways be placed on Raven Circle on Lot 28 or 29 as an access to the Franklin property. He owns all the remainder of the property along Douglas and Danforth and has adequate access. It was also recommend-ed that no solid fencing be constructed along Raven Circle that would impact run-off from the cul-de-sac onto this lower lying property. Notices were sent to property owners in Cardinal Ridge not only for the first request for an amended plat but for the second request for partial vacation of plat. The Subdivision Code does not identify procedure for amended plats or partial vacation of plats and there are no fees required for such a request.

Larry Toombs was present, indicated he tried to do a re-plat earlier but one of the lots was in a bankruptcy status and no one was authorized to sign the plat relating to that property. The vacation of plat is provided for in state law and is an option. He indicated that all the homeowners had agreed to this change. Commissioner Young asked what kind of fence would be permitted. The staff indicated a stockade fence would not be acceptable because of the impact to drainage. Mr. Toombs indicated that black chain link fences, split rail and white vinyl coated fencing were the only allowed types of fencing; stockade was not allowed. He indicated Mr. Franklin who was purchasing the land wanted more open space with the trees in back of his home.

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

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

The next item on the agenda was **Case #PR070028 Public Hearing and Consideration of Preliminary Plat of Hundred Oaks Village located on the east side of Kelly just over ¼ mile south of 15th Street. (Dale Jackson)**

Engineer Lax Godhania is representing Dale Jackson in requesting approval of a preliminary plat for the Hundred Oaks Village Addition located east of Kelly, east of Kelley Pointe Drive approximately ¼ mile south of 15th. The plat covers 47.72 acres. This property was previously platted in December of 2004. Preliminary plats are good for 2 years, so a new preliminary plat is being submitted even though there is a current final plat of Phase 1 approved adjacent to Kelly as the first construction planned for this project. The property is zoned "F-1" Light Industrial. City utilities are available to serve this location and will be extended to serve each lot. Detention will be accomplished in the northeast corner of the plat. Mr. Jackson has dedicated land for the continuation of Fretz Street extended south from Pelco eventually linking to 33rd Street. The City will construct this street. Plat is

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in order for approval.

Dale Jackson appeared representing the application. He indicated that the adjoining property owners were in favor of the traffic light particularly with the new Fretz connection from 15th to 33rd because it will add to the options for traffic accessing Kelly which is very busy during peak traffic hours. Commissioner Cartwright commended Mr. Jackson as well as the other persons who contributed to the Fretz street right-of-way by donating land. He indicated this added potential for great connectivity and benefit all the property owners from 15th to 33rd. Persons will often be reluctant to participate to the level that Mr. Jackson has.

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

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

The next item on the agenda was **Case #PR070026 Consideration of Final Plat for Hundred Oaks Village Addition located east of Kelly, east of Kelley Pointe Drive, south of Signal Ridge Addition and north of Enterprise Business Park. (Dale Jackson)**

Engineer Lax Godhania is representing Dale Jackson in requesting final plat approval of Hundred Oaks Village Phase 2. This project covers 38.32 acres and is zoned "F-1" Light Industrial. On February 13, 2006, the City Council approved Hundred Oaks Village Phase 1. Mr. Jackson would like to proceed with another phase; he is referring to as Phase 2 so he can continue with construction smoothly from one phase to the next. Mr. Jackson has provided a publicly dedicated right-of-way for Fretz Avenue across his property to create the linkage from 15th to 33rd Street. Others participated in right-of-way and the City will soon begin to construction of this new street. Mr. Jackson is also willing to construct a traffic light at 100% of his cost at the intersection of Kelley Pointe Drive/Hundred Oaks Drive and Kelly. The addition will contain 8 lots including both Phase 1 and Phase 2, full city utilities with a commercial collector street providing for 60 foot of right-of-way 32 foot of paving. Detention will be met in the northeast corner of the addition near the railroad tracts and is shown on the plat.

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

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

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The next item on the agenda was **Case #PR070018 Consideration of Final Plat of Oakview Professional Pointe office park located north of Memorial Road east of the Edmond Oaks Addition. (Roger Hicks)**

Chairperson Thrash asked if the applicant was in attendance. No one was in attendance for the applicant. Jan Fees indicated she would try to call. Chairperson Thrash asked that the item be placed at the end of the agenda to allow time for the applicant to arrive.

The next item on the agenda was **Case #Z070018 Public Hearing and Consideration of rezoning from "G-A" General Agriculture to "R-1" Rural Estate District located on the north side of 33rd Street, west of Westminster. (Russell Palmer)**

Bryan Coon representing the applicant Mr. Russell Palmer, is requesting a zoning change from "G-A" General Agriculture to "R-1" Rural Estate District for 137.65 acres on the north side of 33rd Street and ½ mile east of Post Road. This request is consistent with the Edmond Plan IV as the plan shows two-acre lots for the area. "R-1" zoning requires a minimum lot size of 90,000 square feet. Chitwood Farms is the only platted housing addition in the area. Freeman Manor is located to the east and zoned "G-A" General Agriculture and is developed under the State Statute exception to the platting requirement allowing 2 acre or larger lots, more than ¼ mile from city water and sewer lines, to be developed as private streets. Chitwood Farms is located to the west and is zoned "L-2" Lake Residential. The land to the north is zoned for "G-A" General Agriculture and has some acreage lots with homes on them. Oklahoma City is to the south. There is a house currently located on the subject property. Two-acre residential lots are currently planned for the site. Water and sewer lines are not available at this immediate time. The owner wants to develop with water wells and septic tanks. The City of Edmond is completing a new water well north of 33rd approximately ½ mile east of Post Road which will tie into the water system along Post Road serving the City.

Engineer Bryan Coon appeared representing the applicant. No one appeared in opposition. Mr. Coon indicated a diagram of the proposed lots. Staff indicated that even though there was a new water well being constructed on 33rd, that was part of a supply system and was not appropriate for extension for any of the lots proposed by Mr. Palmer. Mr. Coon indicated he was selling the lots at a slow pace developing under the private street State Law exception to platting and the lots would not be marketed in a standard subdivision style lot offering. It will take a number of years for the lots to be sold.

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

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

NAYS: None

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The next item on the agenda was **Case #U070013 Public Hearing and Consideration of Specific Use Permit to include Ministries for Jesus medical office site plan generally located east of I-35 and ¼ mile north of 15th. (Henderson Hills Baptist Church)**

Continued to August 21, 2007 Planning Commission meeting at request of applicant.

Motion by Moyer, seconded by Moore, to continue this request to August 21, 2007 Planning Commission meeting.. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: None

The next item on the agenda was **Case #PR070018 Consideration of Final Plat of Oakview Professional Pointe office park located north of Memorial Road east of the Edmond Oaks Addition. (Roger Hicks)**

Roger Hicks, the owner of this property is requesting approval of the Final Plat as required by Title 21 of the City Code which covers the office building under construction just north of Memorial Road, east of Edmond Oaks, on the south part of the lot shown in the plat. He owns all of the land on the cul-de-sac turn-around which is a private driveway. There are 2 existing buildings and the one 2 story building under construction. City water and sewer are available to serve this lot. 50 foot of right-of-way has been granted on Memorial Road. Memorial Road is in the city of Oklahoma City. The 10 foot sanitary sewer easement extending east and west across the lot needs to be increased to a 20 foot wide easement as required by Title 21. There was an old 10 foot easement recorded years ago at this general location but to work on the sewer line in the future, a 20 foot easement is needed. This lot contains 1.03 acres. The cul-de-sac will be used as a common access to all of Mr. Hicks' property and is recorded in a permanent easement. In this case, the site plan is progressing towards the final construction work on the office building and Mr. Hicks is following through with the plat which is also a requirement on all commercial property.

Satish Dasharathy with Eagle Consultants had not arrived at the meeting. Chairperson Thrash called for a 10 minute recess.

The meeting reconvened. The staff indicated that the only outstanding issue was the need for a 20 foot utility easement where the sanitary sewer line was rather than the 10 foot shown on the plans to allow for permanent maintenance of the utility. Satish indicated he preferred not to give the additional 10 foot. He noted with the plat, there had been a correction to the actual location of the sewer line since the original easement was at the wrong location. City Engineer Steve Manek indicated that 20 foot is the minimum necessary for maintenance on the sewer line. It was also noted this was a public easement which allows other utilities to use it. Some of the easements on the property were to ONG which meant they were exclusively for gas line purposes and could not be

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used by other utilities without formal permission. The Code requires 20 foot easements. Satish asked if he could grant a temporary easement. Commissioner Moyer indicated he had not heard of a temporary easement applied to a case like this.

City Attorney Murdock asked if the owner was willing to grant the 20 foot easement and to change the plat to reflect that standard prior to the City Council meeting. Satish indicated he would agree to do correct the plat for a 20 foot easement.

Motion by Moore, seconded by Moyer, to approve this request subject to a 20 foot easement and correction of plat prior to the Edmond City Council meeting of August 27.

Motion carried by a vote of 5-0 as follows:

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

NAYS: None

Under **New Business**, Commissioner Moore asked the status of Canyonwood. Staff indicated the item was being continued at the August 13 City Council meeting and will be rescheduled before the Planning Commission as a new PUD on September 4th and on September 24th at the City Council.

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

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

NAYS: None

Meeting adjourned at 6:35 p.m.

Suzy Thrash, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission