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EDMOND PLANNING COMMISSION MEETING

Tuesday, May 19, 2009

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, May 5, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Suzy Thrash and Lydia Lee. 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 March 17, 2009, Planning Commission minutes.

Motion by Moore, seconded by Thrash, to approve the minutes as written. **Motion carried** by a vote of 4-1 as follows:

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

ABSTAIN/NAY: Members: Lee

New business: Chairperson Bill Moyer welcomed Lydia Lee as a new member to the Planning Commission for Ward 1.

The next item on the agenda was **Case #SP080021 Public Hearing and Consideration of Site Plan approval for multi-family residential known as the Arbor Place Apartments located on the south side of Kickingbird Road one half mile east of Bryant, west of the Huntwick Addition and south of the Woodcreek Townhomes Addition. (BVP Arbor Place, L.L.C)**

As a general indication of development in the area, the number of units for each project are listed as follows:

Bryant Place-2008, 168 units

Kickingbird-1972, 126 units

Woodcreek-1974, 200 units

Barrington Hills-1980, 180 units

674 Total Units Arbor Place would add 168 units for a grand total of 842 units for the Kickingbird Road area.

1. Existing zoning – Part of the property is zoned “C-2” Medium Density Multi-Family and part of the property is zoned “C-3” High Density Multi-Family. An exhibit has been submitted illustrating how each area of zoning complies with the density requirements. 168 apartments are proposed and 560 beds.

The distribution of the bedrooms is as follows:

(24) 1 bed/1 bath units=36 parking spaces required by current City Code

(20) 2 bed/2 bath units=40 parking spaces required by current City Code

(124) 4 bed/4bath units=248 parking spaces required by current City Code

Total parking spaces required by current City Code= 324

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2. Setbacks – The front setbacks along Kickingbird Road will not meet the requirements of a 25 feet setback if Kickingbird Road is not closed along the north boundary of this property. **One of the conditions of Site Plan approval is the closing of Kickingbird Road.** A 28 foot side yard setback is required on the east side due to the height of the building and the sensitive border standard. The OG&E easement alone is 60 feet.
3. Height of buildings – 45 feet
4. Parking – Code requirement for Multiple Family: 1.5 spaces for 1 bedroom, 2 spaces for 2 or more bedrooms. The required parking under the current City Code would be 324 spaces. There are 570 parking spaces on the plans
5. Lot size – 17.68 acres
6. Lighting Plan – Light poles can only be 24 feet in height, including the base and the lights on the east side must meet the sensitive border standard of a maximum of 15 feet in height and not exceed 0.2 foot candles measured at the lot line. Woodcreek to the north is zoned Multi-Family but contains some Single Family detached units.
7. Signage – Only one ground sign is permitted at 54 square feet, 8 feet tall.
8. General architectural appearance – The exterior of the apartment buildings provide for a combination of brick and EFIS. The roofs are all pitched and no, mechanical equipment is located on the roof. Some buildings are three-story and some are two-story.
9. Sensitive borders – The property to the east is developed as the Huntwick Addition, zoned “A” Single Family, the property to the north is developed as the Woodcreek Townhomes Addition zoned “C-2” Multi-Family, the property to the west is developed as the Barrington Hills Apartments. The Huntwick residents have agreed to some conditions for fencing and landscaping along the eastern side of the development with the improvements being installed on the west side of the OG & E easement. The Woodcreek Townhome residents are being offered a similar fence/wall improvement that will be on the property line since it does need to stay out of the utility easement on the north side of the Kickingbird Road easement. The addition of trees or landscaping will need to be on the Woodcreek property, north of the property line. An application is pending before the Visual Arts Commission to place public art in the median at the entrance of the property. The medians are owned privately, they are not part of the street right of way.
10. Mechanical equipment – Will be located on the ground

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11. Fencing/screening – The Multi-family uses are required to comply with the sensitive border standards. The agreement with the Single Family zoned Huntwick Addition appears to meet the fencing requirement in the sensitive border standards and therefore would have to be considered a minimum condition of the Site Plan, not just as a private agreement with the residents.
12. Driveways– Only one driveway is planned on Kickingbird Road.
13. Title 21 water and sanitary sewer plans – Water and sewer are adjacent and are being extended to serve this location. New lines are being extended as needed within the project. Drainage plans have continued to be corrected since the original submittal in 2008. Engineers with Smith Roberts met with the Engineering Department on Tuesday, May 12th and have concluded their corrections and calculations.
14. Street paving and access management – If Kickingbird Road is not closed, the street would need to be brought to City Standard.
15. Fire Prevention and Building Department –

BUILDING FIRE SPRINKLERS

All buildings are shown to be fire sprinkled.

FIRE FLOW

The firefighters water flow needs for the buildings will be 1500 gallons per minute for 2 hours.

GATES

No gates are shown or planned

16. Landscape Plan:

Landscaping - <u>Lot area = 762,926 sf</u>	<u>Landscape provided on plans submitted</u>
10% of lot =76,293 sf	167,830 sf landscaping/lawn area
Plant units required =6,103 plant units	17,798 plant units
Evergreen required = 2,441 plant units	7,207 plant units
Requirements in front: This standard has not been applied to multi-family projects.	

The applicant has submitted a tree preservation study which indicated 7,673 plant units are credited for tree preservation.

The additional parking on the site plan triggers additional landscaping or 30% rather than the 10%.

Landscaping (if done at 25% or 30% of lot):

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25% of lot = 90,732 sf

Plant units required = 15, 529 plant units
units

Evergreen required = 6,104 plant units

30% of lot = 228,878 sf

Plant units required = 18,310 plant

Evergreen required = 7,324 plant units

17. Refuse facilities – 6 dumpster enclosures are indicated on the plans submitted.

18. Electric – Edmond Electric will serve this location.

Commissioner Thrash asked if Kickingbird Road easement is not closed, will they need to modify the Site Plan. Staff indicated they would need to. Commissioner Moore asked about the last minute modifications/corrections/changes to the Site Plan. He asked the staff if they were satisfied with the plans that were corrected the day of the meeting. Jan Fees indicated the larger 5 inch Caliper trees were harder to establish and could involve the use of tree spades. She indicated the spaces outside the easement were limited. Attorney Randel Shadid, representing the applicant, indicated he had tried to be responsive to all of the staff comments and he had just received on Friday the Scott Fairbairn landscaping review that the City felt was necessary due to the complexity of the landscape plan. He understood they met the 30% area requirement but were short on the number of plant units. Between Friday and the Tuesday Planning Commission meeting, they decided to go with the larger trees and were now at least 1,087 plant units over the requirement. He indicated he would add the trail easement in the creek to the south. He met the parking requirement for one space per bedroom as discussed with the previous Bryant Place Apartments. The Huntwick Homeowner's were satisfied with the masonry fence and trees immediately west of the OG & E easement. He is agreeable to add public art in the median on Kickingbird Road, just west of the entrance and he encouraged the new bus route to continue to Arbor Place from Bryant Place at this time, along Kickingbird Road. He indicated there were no parking spaces for the students to drive to campus anyway so he would cooperate with the City's Transportation Plan. The applicant had completed a traffic study with no significant change in the level of service at Kickingbird Road and Bryant. Commissioner Cartwright asked if the project would have gates. Mr. Shadid indicated there would be no gates. He also indicated he is willing to connect to the Barrington Hills project to the west if that can be worked out. That project does not have fire sprinkler so it may benefit the fire department access.

Commissioner Moyer asked if anyone objected to this request. Mary Ann Karns spoke in opposition to the project for the following reasons: the project is too large in area and density compared to the character of the area, Woodcreek Townhomes has some single family structures and is about 50-50 owner occupied and rental and some of the rental is family of the owner. Arbor Place is too close to Woodcreek and the traffic entering and exiting Kickingbird Road will be intensified because the road is being shortened and the number of access points will be limited. Some of Kickingbird Road does need to be retained as a separation to Woodcreek. She feels each bedroom is a unit since it is

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rented individually and has its own locked access. She feels there is no adequate definition in the code for this type of unit which places the real density at about twice what it currently is listed as. She felt the street should not be closed to complete the design that was intended for this area. Lou Vovk wanted to make sure that the foundation for the fence was designed properly. City Engineer, Steve Manek indicated that the plans reflected a proper foundation for the weight of a masonry fence. Mr. Bob McDaniels indicated Woodcreek would like a driveway on the north side of Kickingbird Road for another outlet from their addition. He felt the north lane needed to be retained on Kickingbird Road, even if the project had to be moved to the south to allow for this. Attorney Randel Shadid indicated he was willing to allow them to connect to his parking and driveway if they would like to have more access. Commissioner Lee asked if the Zoning Code defines a dwelling unit. Staff read the description of a dwelling unit from the Zoning Code. Commissioner Lee indicated there was no description in the code for student housing.

Commissioner Barry K. Moore left the meeting at 6:05.

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

AYES: Members: Cartwright, Thrash and Chairperson Moyer

NAYS: Members: Lee

The next item on the agenda was **Case #PR080033 Public Hearing and Consideration of Preliminary Plat of the Arbor Place Addition, located on the south side of Kickingbird Road, approximately one half mile east of Bryant Avenue. (BVP Arbor Place, L.L.C)**

Attorney Randel Shadid is representing the property owner requesting Preliminary Plat approval. **The plat will have to be approved subject to the Kickingbird Road easement being closed on the north side of the property.** If the road easement is not closed, the buildings do not meet the front yard setback requirements along Kickingbird Road. The City Council is now scheduled to hear the easement closing on May 26, 2009; the City Council has expressed an interest in seeing the Site Plan with the easement closing. This provides more complete information about the project even though the easement closing must be considered first. The Preliminary Plat identifies the large floodplain area on the south side of the property which is also an area of tree protection since grading, clearing, filling or changing the floodplain is not permitted. The detention ponds are required to be constructed outside of the floodplain. The addition will extend a public water main through the development. Sanitary sewer is located to the south and is being extended for service. A new utility easement is requested for the appropriate outfall sewer line. There is an overhead OG & E easement along the east side of the property and a pipeline easement through the center of the property. The Trails Plan, adopted by the City suggests a trail easement is needed across the east and south portions of this property. If there are modifications needed on the plat based on

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the results of the easement closing or a modification of the Site Plan, the Final Plat will need to reflect those changes. The Huntwick Homeowner's Association has already agreed to a standard for a fence (masonry) and trees west of the OG & E easement.

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

AYES: Members: Thrash, Cartwright and Chairperson Moyer

NAYS: Members: Lee

The next item on the agenda was **Case #PR090007 Public Hearing and Consideration of Preliminary Plat of the Legacy Station addition located south of Thatcher, north of Edwards approximately 100 feet east of the BNSF railroad tracks. (Turning Point Ministries Inc.)**

Mr. Bob Turner representing Turning Point Ministries is requesting approval of a 1.39 acre tract re-platting a portion of the Original Townsite into 9 lots and/or 13 living units. This addition will be served with full City utilities and will be able to use the new regional detention located west of the railroad tracks. The access will be private and will be open for fire access and service vehicles. The private street will be named and each unit will be addressed individually. Some of the units will be single family detached and some will be attached single family units. Some of the existing public alleys that have been previously improved will continue to connect, there are multiple access points for this development.

The City of Edmond has submitted a request to the Oklahoma Department of Commerce (ODOC) for HUD funds that are eligible for this type of project to assist in the infrastructure installation. In February 2009, the City requested \$116,968.00 which was determined to be an appropriate amount for Edmond based on the State's formula. At this time the City expects to install the water lines and sanitary sewer lines for the development and other improvements may be possible depending on the final cost of the water and sewer lines. One of the basic requirements will involve the demolition of a vacant structure on Edwards as a part of the qualifying steps. The City is waiting to hear the results of the ODOC application. The review of the plat is important to understand the design of the project. Notices have been sent to property owners within 300 feet as required with all Preliminary Plats. The Urban Board is scheduled to review this matter of Tuesday, May 12th as an informational item. Income levels will be a qualifying requirement for the future residents and Turning Point Ministries has already contacted Habitat for Humanity who will build the residential units after the subdivision is complete. This project will meet one of the national objectives of benefiting limited income families to qualify for HUD funds as administered by ODOC. This property is zoned "CBD" Central Business District. The Central Business District is a unique district which provides for the following dimensional standards:

Dimensional Standards

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Min. Lot Dimensions	
Area (s.f.)	None
Width (ft.)	None
Min. Yards (ft.)	
Street Yard	
Interior Lot	Varies*
Corner Lot	10
Rear Yard	None
Side Yard	None
Max. Height (ft.)	
	None

*No building shall be permitted to be set back any further or less than the established building line. The established building line shall be defined as the front set back existing for 50 percent or more of the buildings on one side of the street between two intersecting streets, except on University, East Second Street and Ayers, adjacent to property zoned Edmond Downtown Residential district where the set back for all structures shall be at the front property line.

This project complies with all of the above standards. There are no variances required for the setbacks, lot size or parking requirements. Each unit will be owned separately by each of the 13 homeowners.

Bob Turner spoke describing the project. He indicated the opportunity for more units opened up as multiple ownerships were put together. One of the existing homes was moved for tornado victims and some of the homes will have to be demolished due to their condition. Habitat for Humanity had been limited in Edmond due to the substantial cost of land. There have been a few homes built; this location will offer a re-developed neighborhood.

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

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

NAYS: None

The next item on the agenda was **Case #PR080035 Consideration of amended Final Plat of Village Center V at Coffee Creek, located east of Kelly Avenue, south of Prairie Village Drive. (Turner and Company)**

Engineer Keith Beatty with Isch and Associates is requesting an amendment to the previously approved Village Center V at Coffee Creek Final Plat. This property is zoned "D-1" Restricted Commercial. The property owner on the southwest corner of Prairie Village Drive and Village Parkway, Chesire Investments, L.L.C. wants to add to their lot the property on the southeast corner of Kelly Avenue and Prairie Village Drive, this is Block 17 on the plat. The Kelly parcel is essentially open space by the choice of the

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developer. Chesire Investments, L.L.C. does plan one ground sign at Kelly Avenue and Prairie Village Drive, otherwise the lot will not be another building site. All driveways, utilities, easements, building lines and sidewalks will be completed as planned with the approval of Village Center V. This Final Plat has not been accepted as far as the subdivision improvements, and is scheduled for the June 8th City Council meeting. This is a very minor change to the plat. Staff recommends approval.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP090008 Public Hearing and Consideration of Site Plan approval for an office/warehouse at 580 Enterprise Drive. (Lambrecht Properties, L.L.C.)**

Planning Department:

1. Existing zoning – “F1” Light Industrial
2. Setbacks – Proposed 50 foot setback from property line on the front since the detention is in the front setback area. One side yard is 10 feet from the property line, the other side yard is 65 feet from the property line and the rear yard setback is 30 feet from the property line.
3. Height of buildings - 27 foot, 8 3/8 inches
4. Parking –34 spaces are planned for a 15,710 square foot office/warehouse building. 35 spaces could be required, this project is not over-parked.
5. Lot size – 44,903 square feet
6. Lighting Plan – The building will have wall pack lighting only, there will be no light poles
7. Signage – Only wall signs are provided for 72 square feet, the building wall width is 70 feet and the setback would allow a much larger sign when added to the wall width.
8. General architectural appearance – The Enterprise Business Park was approved with the allowance of metal buildings subject to the front wall being partially brick. In this case, Mr. Lambrecht is planning brick on the southern portion of the front wall with a wrap of the brick around the sides of the building for a distance of approximately 27

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feet. The height of the brick is 9 feet 8 inches.

9. Sensitive borders – None. The property to the north is zoned “F-1” Light Industrial, the property to the south is zoned “F-1” Light Industrial and all of Enterprise Drive is zoned “F-1” Light Industrial
10. Mechanical equipment – 5 three ton Air Conditioner units are located on the east side of the building with a 4/12 pitch roof. Mechanical equipment could not be located on the outside roof.
11. Fencing/screening – No fencing is planned other than the dumpster enclosure with a sight proof gate.
12. Driveways– A single 24 foot drive off Enterprise Drive is being provided.
13. Title 21 water and sanitary sewer plans – Water and sanitary sewer lines are adjacent to the property on the north side, and sanitary sewer line is adjacent on the subject property on the south side of the lot.
14. Street paving and access management – Concrete entrance off of Enterprise Drive and Asphalt paving of the Parking area, proposed sidewalk along Enterprise Drive
15. Fire Prevention and Building Department – Applicant proposes a fire lane with fire access, an interior fire control room, onsite fire alarm, and a sprinkler system.
16. Landscape Plan:
 Landscaping Proposed:

Landscaping - <u>Lot area = 45,081 sf</u>	<u>Landscape provided on plans submitted</u>
5% of lot = 2,254 sf	12,436 sf landscaping (does not seem correct)
Front Lawn required = 1,127 sf	2,613 sf front lawn area
Plant units required = 180 PU	180 plant units
Evergreen required = 72 PU	80 plant units
Requirements in front = 90 PU	180 plant units
17. Refuse facilities – Proposed dumpster enclosure near the entrance to the property and is the most practical location since the sanitation truck will not be able to maneuver at the south end of the lot.
18. Electric – Five meters with 30”x30”x10” weatherproof junction boxes at the rear/east side, 1 200 amp house electric panel and 1 24”x24”x8” weatherproof junction box (landscaping and lighting controls) at the north end of the rear/east side.

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Commissioner Cartwright left the room since he is a property owner within 300 feet.

Motion by Thrash, seconded by Lee, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Thrash, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case # SP090007 Public Hearing and Consideration of Site Plan approval for Summit Business System located at 500 Enterprise Drive.**

The proposal is to add a 4,580 square foot addition to an existing building formerly used as Baxter Electric. Summit Business Systems has already moved into the building and is installing a fire sprinkler system as well as other remodeling improvements. The existing building is 9,800 square feet. The use is a business equipment sales facility. A parking lot is also being added to the east, adding 38 parking spaces.

Planning Department:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – 32 feet from the west property line, the rear property line is 10 feet, the east property line is 143 feet and the front of the building (which already exists) is 80 feet from the property line on Enterprise Drive.
3. Height of buildings – Same as the existing structure, 20 feet.
4. Parking – 73 parking spaces are being provided for the 14,380 square foot building. 72 parking spaces could be required due to the sales nature of the new business.
5. Lot size – Total lot size is 75,000 square feet (24,000 square feet for the additional lot)
6. Lighting Plan – No light poles are being added, only wall packs on the building.
7. Signage – A new ground sign is planned, 6 foot tall 42 square feet.
8. General architectural appearance – The building will be metal, the front of the building is already partially brick veneer, which will not change with the addition at the south end of the building.

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9. Sensitive borders – There is no sensitive border for this location, all the surrounding land is zoned “F-1” Light Industrial. Mr. Lambrecht’s new office building is planned immediately east of this location.
10. Mechanical equipment – Will not be placed on the roof based on the roof line following the existing building.
11. Fencing/screening – No fencing or screening is proposed.
12. Driveways– The driveway on Enterprise Drive will remain the same.
13. Title 21 water and sanitary sewer plans – Utilities are existing and already connected to the building.
14. Street paving and access management – Enterprise Drive is paved as a commercial collector-type street and meets the access management standards.
15. Fire Prevention and Building Department – The building will have a fire sprinkler system.
16. Landscape Plan: The whole Enterprise Drive project was approved with a 5% landscaping standard. The size of the lot that is new is 80 feet by 300 feet or 24,000 square feet. New landscaping will be installed in the front consisting of an area 87 feet by 25 feet or 2,175 square feet. Only 1,200 square feet of landscaping would be required for the new lot.

<p>Landscaping - <u>Lot area = sf</u> 5% of lot = 1,200 sf 6% of the lot has been landscaped (1,440 square feet) based on the 1 extra parking space. Utility easements and detention were not included in the landscaping square footages. Those areas will be grassed so more of the lot will appear to be landscaped than the square footages would indicate.</p>	<p><u>Landscape provided on plans submitted</u> 2,250 sf landscaping/lawn area</p>
<p>Plant units required = 114 PU Evergreen required = 46 PU Requirements in front = 46 PU</p>	<p>114 plant units 46 plant units 46 plant units</p>

Cory Brown with Summit Business Systems has indicated the following “...the island in the middle of the new parking will include 5-6 trees as follows: Capitol Pear, Shumardi Red Oak, Autumn Blaze Maple or Dogwoods.” He also indicated “the entire front of the lot (re-landscaping the entire area, and adding landscaping to the north of the new parking), with planting beds and an irrigation system. This area will have mixed plantings and flowers along with we also anticipate smaller trees such as Blue Atlas, Spruce, Crape Myrtle for decorative appearance/color.”

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17. Refuse facilities – The refuse enclosures are at the south end of the property. Enclosures are required for the containers.

18. Electric – Edmond Electric already serves the building. Due to detention requirements the electric service line will need to be relocated at the developer's expense. The developer representative is informed and will coordinate with Edmond Electric for relocation at the time of construction.

Commissioner Cartwright left the room since he is a property owner within 300 feet.

Motion by Thrash, seconded by Lee, to approve this request. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Thrash, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #PR090006 Public Hearing and Consideration of Preliminary Plat for Offices at Thirty Third located on the north side of Thirty Third Street one half mile west of Bryant. (Thirty Third Street Partners, L.L.C.)**

Ron Harmon is requesting approval of the Preliminary Plat of Offices at Thirty Third Street. This property is zoned "D-O" Office and is planned for 17 office buildings. Mr. Harmon built the Christman Parke office project approximately one quarter mile to the east. The entrance on Thirty Third Street aligns with Georgetowne Road to the south; the telephone equipment east of the drive will not need to be moved. The interior driveway is private and will serve as a fire lane, shared parking and landscaping for the project. The front of the property is to Thirty Third, the sides to the east and west and the north is the rear year setback. Water and sanitary sewer will be extended to serve each lot individually. The detention area is on the east side of the property. There are two other common areas on the front of the property that are used as open space and landscape. The project contains 17 lots and the overall area is 4.61 acres. Mr. Harmon has identified the he has been contacted by the property owner to the north regarding what that owner believes to be an encroachment. There are some sanitary sewer lines and grading for drainage improvements in the northern 20 foot of the property. The City is not in a position to resolve a property line question. The owner's engineer may have design alternatives for moving the improvements in that area or the matter will need to be resolved with the final plat. No access to Thirty First Street is planned from this project; limits of no access have been suggested on the west side of Lot 1, Block 1 to document the no access standard.

Ron Harmon commented that he has tried to address all the issues he was aware of prior to the meeting. He was willing to create a 30 foot setback on the north based on the property dispute with Henry Mogilka to the north. He also indicated while 5 feet is the standard on the east and west and he will establish a 12 foot setback on the boundaries

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of the property on the Final Plat. Charles Johnson, property owner to the west spoke in favor of the project. He indicated he lived in the area for 32 years and that the quality of a project like Christman Parke would add a quality development to the adjacent residential. He submitted a petition with nine property owners to the west supporting this application. Mr. Mogilka objected for the following reasons: Christman Parke was much smaller and did not extend into the neighborhood like this larger parcel. The quality of the project is good but he felt the project would encroach into the back yards of the homes. Secondly, no existing trees would be left, even though most of those are only in the northeast corner of the property. And third that he had a dispute with the north property line location and felt that needed to be resolved. Martha Kirkland on Paddock Lane indicated she had lived to the northeast of the site for 23 years and was concerned about drainage through her property and the size of the project adjacent to existing homes. She asked for more greenbelt on the northeast corner. Mr. Harmon indicated he had already agreed to a 30 foot setback on the north related to the alleged property line dispute and 12 foot on the side even though the code provided for a 5 foot setback. He felt he had complied with all of the City codes and that nine of the property owners on the west were satisfied with his project and signed a petition indicating that. He noted that a property dispute had not arisen during the long history of the Fisher Hills neighborhood; this was just a recent dispute as his plat was submitted. Mr. Boyce, the original owner had owned the property for 50 years.

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

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

NAYS: Members: None

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

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

NAYS: Members: None

Meeting adjourned at 7:35 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission