

EDMOND PLANNING COMMISSION MEETING**Tuesday, November 3, 2009****5:30 P.M.**

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, November 3, 2009, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Barry K. Moore, Mark Hoose and Lydia Lee. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, City Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney.

The first item on the agenda was **the approval of the October 20, 2009 Planning Commission minutes.**

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

AYES: Members: Lee, Cartwright, Hoose, Moore and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #Z090031 Public Hearing and Consideration of Plan Amendment from General Commercial-Limited Use to PUD Planned Unit Development at 1472 N. Kelly Heartland Outdoors (Shawn Forth)**

The following general planning considerations represent some of the factors evaluated in reviewing justifications for Plan Map Amendments. Mike Forth and Shawn Forth are the owners of this property and the Plan Amendment requests that the "D-1" uses be permitted and an indoor recreation use be allowed for a gun/archery range and sporting goods supply store with the additional use of low-speed and all-terrain vehicles being sold from this location. There will only be one vehicle displayed outdoors during business hours and no other products will be displayed outdoors.

1. Infrastructure: This property is developed as the Shoppes at the Piazza shopping center. With that project a new detention area was constructed, new water lines and sanitary sewer lines were completed for the self-storage facility and retail. These improvements are current and this new use would have no effect or change on the utility infrastructure.
2. Traffic: With the Shoppes at the Piazza, right of way was provided for along Kelly for the future improvement connecting Kelly from Danforth to Covell as an arterial street with the proper lanes. The City has nearly completed plans for this project and the construction is approximately one year away through the normal transportation funding program.
3. Existing zoning pattern:
North – "D-3" Office Commercial
South – "E-1" General Commercial and "E-2" Open Display
East – "E-1" General Commercial Planned Unit Development

West – “D-1” Restricted Commercial
Northwest – “A” Single Family (Edge Church)

4. Land Use:
North – Vacant, undeveloped
South – Shopping center and self-storage office
East – Self-storage
West – Undeveloped pad site east of school district property
5. Density: N/A
6. Land ownership pattern:
North – 2 acre lot
South – Part of the Piazza shopping center lots, self-storage
East – Part of the Piazza shopping center lots, self-storage
West – Half acre lot and detention for school district property
7. Physical features: The property is in a built environment condition, contains the existing Shoppes at the Piazza shopping center totaling 10,033 square feet.
8. Special conditions: None
9. Location of Schools and School Land: Administrative buildings for the school district are located one-eighth mile to the west, formerly the Colonnade Shopping Center.
10. Compatibility to Edmond Plan: The PUD category is a self-described stand alone district. In this case, the Design Statement for this Planned Unit Development says the application is to keep the “D-1” uses including the qualifying Specific Use Permit uses, the additional “E-LU” uses of a gun/archery range with an indoor recreation center, and now to also allow low-speed and all-terrain vehicles sales with one vehicle being displayed during business hours.
11. Site Plan Review: There will be no changes to the existing Site Plan. All of the landscaping, parking, driveways, inter-connecting driveways, service access, building appearance, building height and ground signage will remain the same. The interior of the building will be remodeled to meet the building code, fire code and operational needs of the gun range.

Randel Shadid spoke indicating this continued consideration of this location is due to the details of Title 22, even though the project was approved as a gun/archery range including retail sales it has become reasonable to sell electric ATVs and other electric vehicles. The PUD will allow only one vehicle to be displayed outside the building although others could be sold and displayed inside the building. This creates a need for the plan amendment and rezoning from “E-LU” to PUD. Ed Moore with the Edmond Neighborhood Alliance indicated that it appears this is needed for the special tax credit program that may run out in the near future so he questioned whether it was necessary to make this change. Randel Shadid indicated that the customers for the outdoor store

will be interested in these types of vehicles even if the tax credit program runs out. Commissioner Moore asked about what other products might be added in the future, such as tractors and lawnmowers since it has only been a few months since the “E-LU” was approved. Randel Shadid indicated that lawnmowers could be sold inside the building under the “D-1” District since they are not vehicles but there would be no other kind of equipment displayed outside the building other than the electric vehicle. Commissioner Lee asked how customers would test drive the vehicles. Randel Shadid indicated that Mr. Forth also owns the self-storage facility and they could use that area and the parking lot. Shawn Forth indicated this type of vehicle is only allowed on streets where the speed limit is not more than 35 miles per hour. Kelly is 45 miles per hour, so other than crossing Kelly, which is allowed, there is still too much liability of driving through any of the nearby residential areas. Commissioner Lee indicated she had mixed feelings about this expansion which started as a gun range and now sells guns and this is a significant change that is not in character with the area and she felt this location was too close to residential and was not appropriate for the area.

Motion by Cartwright, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Members: Lee

The next item on the agenda was **Case #Z090032 Public Hearing and Consideration of Rezoning from “ General Eommercial – Limited Use to PUD Planned Unit U Development for 1472 N. Kelly Ave, Heartland Outdoors. (Mike Forth and Shawn Forth)**

Randel Shadid, representing the property owners Mike Forth and Shawn Forth, has submitted a new rezoning application from “ General Commercial- Limited Use to “ Planned Unit Development for Heartland Outdoors at the Piazza Shops. The sole purpose of the PUD is to allow for low-speed vehicles and all-terrain vehicle sales at the existing Heartland Outdoors, located at 1472 N. Kelly Avenue. The Planned Unit Development Design Statement for Heartland Outdoors at the Piazza Shops states that this PUD is filed for the sole purpose of adding the single use of indoor vehicle sales allowing for sales of all-terrain vehicles and low-speed vehicles similar to golf carts providing that all vehicles sales will be indoors except that one vehicle only may be placed outdoors during business hours. The Design Statement goes on to say that the uses allowed will also include all “ uses and the use of a gun and archery range with attendant sales is reflected in the design statement.

On August 10, 2009, this property was rezoned from “D-1” Restricted Commercial District to “E-LU” General Commercial - Limited Use for a gun/archery range indoor recreation use. Since that time, it has come to the attention of staff that low-speed vehicles are being sold from this location, which is not in compliance with the “E-LU” zoning category. Mr. Shadid is applying to rezone this property to a Planned Unit Development in order to continue sales of the low-speed and all-terrain vehicles at this location. The Shops at the Piazza project is complete from a site development perspective, and no site changes are proposed with this PUD.

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Motion by Cartwright, seconded by Moore, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Members: Lee

The next item on the agenda was **Case #SP090011 Public Hearing and Consideration of Site Plan approval for a Switzer's Locker storage facility located east of I-35, approximately three quarters of a mile north of Second Street at the end of North Saints Boulevard. (Switzer's Locker)**

This item was continued from the September 8, 2009 Planning Commission meeting but no changes have been made since that time.

Planning Department:

1. Existing zoning – “E-1” General Commercial Planned Unit Development
2. Setbacks – The setback from the public street, North Saints is 25 feet from the property line. The side yard setback from I-35 is at least the width of the 15 foot utility easement. There is no rear yard requirement.
3. Height of buildings – There is no height limit in “E-1”, the height of the building is 12 feet.
4. Parking – The office contains 1,650 square feet; 7 parking spaces are provided, there are no extra parking spaces.
5. Lot size – 222,940 square feet (5.11 acres)
6. Lighting Plan – This project will not have light poles. Light poles in the I-35 Corridor are limited to 24 feet but none will be installed. Wall pack lights will be used on the buildings and light will be contained on-site.
7. Signage – In the sign code, street frontage is described as the frontage of the lot abutting a public or private street which provides principal access to or visibility of the premises. On the I-35 frontage, lots with 500 feet or more of frontage can have a 100 square foot sign per side and can be 50 feet tall. The I-35 standards are different than the rest of the city and the code provides that the pole covers be compatible with the materials and colors of the project. In this case, the pole cover is brick, matching the exterior brick of the building. The frontage along I-35 does exceed 500 feet. The sign will have to set back more than 15 feet from the property line on I-35, out of the utility easement. The standard for the proposed sign is 25 feet in height, which is 50% of the height allowed and 68 square feet per side. Under the landscaping standards for I-35, this reduction in height creates a one point credit toward the landscaping percentage. Other masonry pole covers on I-35 include Braum's, Wal-Mart and Circle K-Conoco. These pole covers match with the building exterior.

8. General architectural appearance – The wording in the City code for the I-35 Corridor for exterior walls is that “they shall consist of brick, stone, rock, wood or a combination of these materials.” The trim or accent is the eave portion of the building and can consist of no more than 15% of the exterior finish. The exterior materials will be laid brick with mortar but based on the building design; half bricks are being used based on the weight capacity of the building. The exterior appears to meet the code since all the surface other than the overhead doors and the eaves will be covered in brick. A brown brick matching the sign will be used. The roofs have a slight pitch and standing seam metal is the required roof material. The overall site is not being filled or raised or being lowered from the current elevation, this is based on the grading plan and discussions with the City Engineering Department. The view from I-35 will be the black metal fence, a 15 foot setback for the water line easement that is already in place and the planting of a row of red cedars; then the fire lane and buildings will start. The ground sign will be seen from I-35 but set back 20 feet from the property line based on the sign over-hang.
9. Sensitive borders – N/A, the land to the east is zoned agricultural but is not developed or platted single family.
10. Mechanical equipment – No air conditioning units are placed on the roofs of any of the buildings, all units are placed on the ground.
11. Fencing/screening – The owner will install a black metal fence along the entire property line along I-35. Some of the other fencing may be chain link. Two gates are planned on the driveway exiting to Danforth. Those gates will meet the Fire Department access standards and are only to be used for an emergency situation. Two gates were used to discourage persons from driving down the road and possibly creating a nuisance, like dumping along the drive. Employees and customers are not to use these gates, the gravel driveway has been in existence from Danforth for many years.
12. Driveways– The one drive on North Saints Boulevard is the access to this project.
13. Title 21 water and sanitary sewer plans – Water and sewer plans have been reviewed and approved.
14. Street paving and access management – Access management issues have been met.
15. Fire Prevention and Building Department –

BUILDING FIRE SPRINKLERS

This office also spoke to Mr. Gary Leese on 7-28-09 he stated that no buildings are over 12000 sq ft. No sprinklers or fire walls will be required. However, if this changes during building plan review the requirements will be put into place.

FIRE ACCESS

No gate details have been provided.

FIRE HYDRANT CLEARANCE & LOCATION

As discussed with Mrs. Butler on 7-27-09 the fire hydrant on the north end of the project, will need to be installed out of the parking areas and in an area not subject to being blocked or obstructed. She stated that location would be South and east of the current location. All changes have been made on the final engineering plans submitted.

16. Landscape Plan:

Landscaping - Lot area = 222,940 sf

facilities

0.5% - shared or regional detention

1% credit for reduced sign height by 50%

Landscape provided on plans submitted

13.5% of lot = 30,096.9 sf

65,659 sf landscaping/lawn area

Plant units required = 4,816 PU

4,827 plant units

Evergreen required = 1,931PU

1,944 plant units

I-35 palette required = 3,612 PU

3,795 plant units

Tree requirements = 3,612 PU

3,954 plant units

Requirements in front = 2,408PU

2,724 plant units

The developer has submitted a preservation plan for the entire Summit PUD. He is prepared to demonstrate the application of that plan for the entire PUD at the meeting with a graphic, he expects to at least meet or exceed the 15% landscaping requirement for the PUD and preservation of plant materials will be accomplished. Based on the type of development of the Switzer's Locker Room, extensive grading is required and the 5 acres is not part of the area in the preservation plan where existing trees can be retained.

17. Refuse facilities – A brick enclosure would be required with a sight-proof gate and is located on the east side of the project.

18. Electric – Robert Austin with Edmond Electric has verified that all of his requirements have been addressed by Anchor Engineering as far as easements and equipment locations. Three trees did have to be moved to accommodate this request but trees were not eliminated, just relocated.

Todd McKinnis was in attendance representing the applicant. Commissioner Lee asked how they could approve the site plan when they did not have the plans until the day of the meeting. She further commented that the I-35 standards were adopted to create a higher standard than other parts of the City. She indicated that metal surfaces on the walls were prohibited and that a majority of the walls were roll up doors which were metal construction. She indicated that metal was not encouraged for roofing material and the project was using standing seam metal for roofing material. She felt like the site was not being developed in accordance with the recommendations to respect the natural wooded area. There was no preservation on the subject site; it would all be graded for the

project. She indicated she felt the site plan did not meet the I-35 standards and did not have time to review the materials. She asked that the item be continued for additional study. Commissioner Cartwright indicated this project had been under review for several months and staff had indicated that nothing had changed from previous submittals. Todd McKinnis indicated that the plans were delivered that morning but nothing had changed from the original submittal where eleven pages of plans were submitted twice for previous meetings when this was to be considered. He agreed that the I-35 standards attempt to provide additional quality and he thinks this self storage facility has accomplished that. This facility will be different than many such storage facilities in Edmond. He noted that the property allows a self storage facility and that if a special building was needed at this location exceeding the standards described in the code, the PUD should have eliminated self-storage as a use. The owner was not asking for any variances and has spent considerable time addressing as many of the issues as possible to improve the plans. The exterior of the building will be brick rather than EFIS as many of these facilities are. The pole cover of the sign will be brick, rather than the standard for Switzer's Locker. The black metal fence on the front of the property will be decorative and will be adjacent to a row of red cedar trees, which was the only evergreen tree available in the I-35 standards. The sign on I-35 is allowed since there will be visibility of the property from the driving lane of I-35. Todd McKinnis showed some photographs of I-35 and some of the existing buildings, but he also showed the embankment at the Danforth exit which is at a several foot higher elevation than the pad for the building. He indicated that all of the comments provided by Mr. Seradge had been addressed and he was no longer objecting to the application. He noted that while the landscaping was at 13 ½ percent due to the credits for lowering the sign and area wide detention, that the location exceeds the standards in the Code and preservation area will be completed to the south where a study has been performed identifying the most appropriate areas for preservation.

Motion by Cartwright, seconded by Hoose, to approve this request. **Motion carried** by a vote of 4-1 as follows:

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

NAYS: Members: Lee

The next item on the agenda was **Case #PR090018 Consideration of Final Plat of the Arbor Creek at the Summit Addition, section II, located one half mile north of East Second Street, east of North Saints Boulevard, east of I-35. (Caleb McCaleb)**

Caleb McCaleb is requesting final plat approval for an 11.42 acre plat consisting of 45 single family lots. This would be the second phase of the addition. The lots are 70 x 120 feet or 8,400 square feet or larger. The house sizes planned range from 1,600 square feet to 2,000 square feet. Arbor Creek at the Summit I Addition included 33 lots on 8.99 acres and 19 building permits have been issued through September 2009. This addition is extending water and sewer lines to serve all of the lots and detention will be completed on an area wide basis. Developments to the east include Mountain View Park and Kanaly's College Wood Acres; both are acreage-type developments. Access to the addition will be from Second Street. The traffic light installed at Second Street and North Saints Boulevard was completed by the developer of this entire PUD and a traffic study

has documented that because of the traffic light, all of the traffic for this project can be served by the one collector street.

Mark Farris was in attendance representing the applicant. Commissioner Lee asked if this was the same layout as the preliminary plat. Mr. Farris indicated it was.

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

AYES: Members: Moore, Lee, Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #PR090015 Consideration of Final Plat for Olde Town Lofts located west of Fretz, 662 feet south of West Edmond Road. (S. D. F. Construction, L.L.C.)**

Engineer Mark Farris is representing S.D.F. Construction, L.L.C. in requesting Final Plat approval of Olde Town Lofts located west of Fretz, 662 feet south of West Edmond Road. The current developer is prepared to complete the project started by Brian Stinson. A building permit has been issued for four units but could not be finalized until a Final plat was submitted along with the requirements for the Fretz Street paving. This project contains five acres and the first phase would include eight lots and a common area lot known as Lot 1, Block 1. The utilities have been completed and detention is being corrected. These improvements were also part of the site plan for the four initial units. The developer is planning four additional units and the remainder of the total of fifty two units will be completed as the market is appropriate. The access drive provides for service vehicles and fire equipment and that has been completed in a looped design. No gates will be provided for this project. The smallest lot is 873.6 square feet and some of the lots are 1,213 square feet. There is substantial open space and the detention area is part of the common area.

The property to the north is developed as the Fountains offices and commercial. The land to the east and the south contains single family homes. The land to the west contains office warehouse and undeveloped multi-family land that was a part of the original Wimbledon project. With consideration of the plat, this project will be able to continue and qualify for occupancy permits for the existing units.

Mark Farris was in attendance representing the applicant indicating the project will finally be able to proceed. Most of the improvements were completed and new construction will be phased with additional final plats. This first plat will allow for the original four units to be completed for occupancy and four new units to be built. The sanitary sewer lines will be private in this addition, maintained by the homeowner's association, just as the street and detention area will be maintained.

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

AYES: Members: Lee, Moore, Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #PR090016 Consideration of Final Plat for Pet Medical Center of Edmond, located on the north side of Fifteenth Street approximately one eighth mile west of Kelly Avenue at 1001 Southwest Fifteenth Street. (Pet Medical Center, PLLC)**

Engineer Mark Farris is submitting a Final Plat for 1.38 acres or 60,126 square feet on property zoned "D-2" Commercial. The veterinary clinic is currently under construction and the plat is submitted so the occupancy can be coordinated with acceptance of the plat. Other businesses in the general area include the Conoco convenience store on the northwest corner of Kelly and Fifteenth and Westbrook Shopping Center. The City owns the land to the west which is planned as a Fire Station. Kelly Park is located to the north. The dimensions of the property are 115 feet by 449 feet. Only one drive approach is planned for the veterinary clinic. The addition consists of one lot and one block. The right-of-way provided is 80 feet from the center line of Fifteenth Street. The plat indicates a 25 foot setback from the new property line or 105 foot setback from the center line of Fifteenth Street. The Common Lot A on the north side of the property near the floodplain will be maintained privately and acts as an additional setback from the floodplain and detention area for this development.

Mark Farris was in attendance representing the applicant.

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

AYES: Members: Cartwright, Moore, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #SP090019 Public Hearing and Consideration of Site Plan approval for two office buildings located at 1704 and 1708 S. Boulevard. (Jim Harlin)**

Jim Harlin who recently completed the Old Surety insurance office to the south of the subject properties is planning the final office buildings for this area. Joe White who operates the insurance business in an existing structure at 1708 S. Boulevard is a partner in this request. His existing office will be demolished after 1704 S. Boulevard is completed which will serve as his office during the construction of the second building. The other buildings in the area include a chiropractor's office and a Farmer's Insurance to the north at 1700 S. Boulevard and Joe White's existing Shelter Insurance office. Further south is the Allstate Insurance agency at 1800 S. Boulevard and the Feline Clinic south of that location.

Planning Department:

1. Existing zoning – "D-O" Suburban Office
2. Setbacks – 36 feet from the front property line, 10 feet off the north and south property lines and 1708 S. Boulevard is 80 feet from the east property line which is the

back of a residential lot. 1704 is 70 feet from the east property line which is the back of a residential lot.

3. Height of buildings – 24 feet (for both buildings)
4. Parking – There is an interconnecting cross access. There are 13 spaces for 1708 S. Boulevard and 11 spaces for 1704 S. Boulevard. All of the parking is interconnected and can be shared with 1712 S. Boulevard, the Old Surety Insurance business.
5. Lot size – 1704 S. Boulevard contains 12,390 square feet and 1708 S. Boulevard contains 13,195 square feet.
6. Lighting Plan – No light poles will be used for the sites, only wall packs on the building.
7. Signage – Wall signs will be used allowing 80 square foot of wall signage could be used based on the length of the wall and the setback. Only one ground sign may be possible with the existing utilities and landscaped islands.
8. General architectural appearance – The building appearance will be similar to the Old Surety Insurance building with brick veneer on all four sides with a pitched roof construction. The front entry to each building will be the same, extending from the front wall of each building a short distance. The buildings are 3,000 square foot each and one story in height.
9. Sensitive borders – The property is zoned “D-O” Suburban Office so no sensitive border setback is required. There is not sufficient room for a dumpster enclosure. Collection will be from the residential style containers as used with the Feline Clinic and the Allstate Insurance Agency.
10. Mechanical equipment – Will be located on the ground due to the pitch roof construction.
11. Fencing/screening – The residential lots do have sight proof fences but no fencing is required in the “D-O” District and there is a floodplain behind the lots.
12. Driveways – There will only be one driveway for both 1704 S. Boulevard and 1708 S. Boulevard with an interconnection to the 1712 S. Boulevard Old Surety Insurance office.
13. Title 21 water and sanitary sewer plans – Water and sewer are adjacent to this location and connections will be made.
14. Street paving and access management – Boulevard is already four lanes and the interconnecting driveway constructed in the extra public right-of-way along Boulevard has consistently been used to create the access management and sharing of drives.

15. Fire Prevention and Building Department –
BUILDING FIRE SPRINKLERS
 No fire sprinklers shown, not required

FIRE FLOW

The fire flow for these two buildings is 1500 gallons per minute.

16. Landscape Plan: 1704 S. Boulevard

Total Site Area: 12,390 sq. ft.
 10% Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area (10%)	1,230 sq. ft.	6,515 sq. ft.
Frontage Landscape Area	615 sq. ft.	701 sq. ft.
Total Plant Units	100units	110 units
Plant Units Along Frontage	50 units	110 units
Evergreen Plant Units	40 units	40 units

17. Landscape Plan: 1708 S. Boulevard

Total Site Area: 13,195 sq. ft.
 10% Required landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area (10%)	1,320 sq. ft.	7,320 sq. ft.
Frontage Landscape Area	660 sq. ft.	701 sq. ft.
Total Plant Units	100units	110 units
Plant Units Along Frontage	50 units	110 units
Evergreen Plant Units	40 units	40 units

18. Refuse facilities – Residential style containers will need to be used due to the limited space on the individual sites.

19. Electric – Edmond Electric will serve these uses and may need new transformers located in the front of the property.

Mark Farris, Jim Harlin and Joe White were in attendance. Commissioner Cartwright asked Steve Manek to explain the drainage improvements. Steve Manek explained that all of the drainage is to the east, not to the north, toward the Heng building. This is all controlled by the grading and construction of the driveways with connecting pipe to the detention and creek area east of the building. Mr. Farris indicated that the building to the north was built over 20 years ago and the owner was allowed to fill the floodplain and move the building back on the lot which cannot be done currently. Some of the detention is underground for the subject property. Commissioner Moore commented that it

appears that Mr. Farris has answered the questions in the letter written by Dr. Heng. Commissioner Lee wanted to commend the developer for the project for the connectivity and driveway placement. She liked the buildings closer to the street, creating more setback on the east side of the lot.

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

AYES: Members: Lee, Hoose, Moore, Cartwright and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Consideration of Deed Certification at 1216 Shore Drive, providing for a three acre lot. (Steve Hill)**

Mr. Steve Hill is requesting a lot split to deed three acres to his mother-in-law, Rosalie Larkin. There is an existing house on two parcels; the one Mr. Hill lives on, which is five acres, and the new ownership to the north and west of the five acres. Deed approvals do not apply to tracts of land five acres or larger. Shore Drive is a private drive. Mr. Hill is proposing a 50 foot private road easement, extending to the new Parcel 2 for Ms. Larkin. The family will share the driveway; there is an existing lake immediately adjacent and north of the private driveway. There is no sewer or water in the area and each lot will use water well and septic tank.

Mr. Hill was in attendance indicating that he was dividing the property for a home for his mother-in-law. The private road Shore Drive will be the access to the property.

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

AYES: Members: Moore, Hoose, Cartwright, Lee and Chairperson Moyer

NAYS: Members: None

There was no New Business.

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

AYES: Members: Moore, Cartwright, Hoose, Lee and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 6:35 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission