

EDMOND PLANNING COMMISSION MEETING

Tuesday, April 6, 2010

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, April 6, 2010, 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 March 16, 2010 Planning Commission minutes.**

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP100005 Public Hearing and Consideration of Site Plan approval for Centennial Storage for RV's, boats and campers, located one half mile east of Kelly, one quarter mile north of Thirty Third. (Joe and Cheryl Lenochan)**

Planning Department:

1. Existing zoning – “F-1” Light Industrial
2. Setbacks – This project consists of three buildings, the owners already operate an open storage yard on the property they have immediately south of the subject site. The setback from Railroad Drive as it intersects with Centennial Boulevard is 76 feet; the minimum setback is 25 feet. The setback to the north is 5 feet. The setback from the east property line adjacent to the railroad tracks is 25 feet.
3. Height of buildings - 26 feet. This facility will allow for large motor homes.
4. Parking – No parking spaces are provided. This area will be fenced with a controlled gate and customers will have their own access code. There is no office on site.
5. Lot size – 2.42 acres
6. Lighting Plan – No light poles are being provided since the site is secured with a fence and gate. There will be wall packs on the buildings.
7. Signage – A small ground sign is planned at the gate, identifying the name and address of the business.

8. General architectural appearance – This property is zoned “F-1” Light Industrial and qualifies for metal buildings on the sides and back of the building. The front of the two buildings adjacent to Railroad Drive will provide for a brick veneer wainscot with the remainder of the wall being EFIS. The roof line is a 1/12 pitch. Fire walls are required through the roof line. There will not be a sprinkler system for this building. Those multiple fire walls will fit existing characteristics of the Centennial Industrial Addition. All three buildings will total 23,589 square feet.
9. Sensitive borders – There is no sensitive border adjacent to this property. The Burlington Northern Santa Fe Railroad is located to the east. The Lenochan’s own the property to the south, for an open storage yard which is allowed in “F-1” Light Industrial. There is a self-storage facility to the northwest and an industrial building to the north.
10. Mechanical equipment – There is no office, so mechanical equipment is not required.
11. Fencing/screening – The fencing will be chain link. Sight proof fencing is not required.
12. Driveways– The owner will install one new drive approach, meeting the access management standards for the new construction and the existing open storage currently operated immediately south. Landscaping will be added in an island provided in front of the two buildings.
13. Title 21 water and sanitary sewer plans – Water will be connected for landscaping maintenance but the buildings will not be served. Sanitary sewer is not being connected.
14. Street paving and access management – Railroad Drive and Centennial Boulevard meet the commercial street standards. One driveway for both locations complies with the access management standards.
15. Fire Prevention and Building Department – Because of the fire walls, the building does meet all of the building and fire code standards. No sprinkler systems are required. Fire hydrants are available on Centennial and Railroad Drive. The access will all be paved with a sealed surface material between the two rows of buildings.

16. Landscape Plan:

Lot 27

Total Site Area: 105,823
5% Landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area (5 %)	5,291 sq. ft.	49,250 sq. ft.
Frontage Landscape Area	2,646 sq. ft	4,700 sq. ft.
Total Plant Units	420 units	431 units
Plant Units Along Frontage	210 units	431 units

Evergreen Plant Units 168 units 306 units

Lot 28 (existing storage site)

Total Site Area: 111,334

5% Landscaped area

	<u>Required</u>	<u>Provided on Plan</u>
Landscape Area (5 %)	5,567 sq. ft.	6,400 sq. ft.
Frontage Landscape Area	2,783 sq. ft	6,400 sq. ft.
Total Plant Units	440 units	441 units
Plant Units Along Frontage	220 units	441 units
Evergreen Plant Units	176 units	332 units

17. Refuse facilities – No new refuse facility will be added for this location.

18. Electric – Edmond Electric will serve the site as needed.

Larry Blackledge represented the applicants. No one appeared in objection.

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

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

NAYS: Members: None

The next item on the agenda was **Election of Chairperson, Vice Chairperson and Secretary for the Edmond Planning Commission.**

Motion by Lee to keep the existing slate of officers for next year: Bill Moyer as Chairperson, Barry K. Moore as Vice Chairperson and Bob Schiermeyer as Secretary, seconded by Cartwright. **Motion carried** by a vote of 5-0 as follows:

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

NAYS: Members: None

New Business: Chairperson Moyer introduced Jim Smith as the new Assistant City Manager of Operations.

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

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

NAYS: Members: None

Meeting adjourned at 5:37 p.m.

Planning Commission
April 6, 2010

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Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission