

EDMOND PLANNING COMMISSION MEETING

Tuesday, May 3, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, May 3, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Mark Hoose and Lydia Lee. Commissioner Barry K. Moore was absent. 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 April 19, 2011 Planning Commission minutes.**

Motion by Cartwright, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 4-0 as follows:

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

NAYS: Members: None

The next item on the agenda was **Case #VA110006 Public Hearing and Consideration of Variance for a wall sign that will extend more than 15 inches from the wall at the Legacy Cleaners under construction at 1208 S. Broadway. (Legacy Cleaners)**

Legacy Cleaners is planning to rent the 3,000 square foot building previously occupied by Fiesta Cleaners on the northeast corner of 13th Street and South Broadway. Mr. Barney Brown owns the building. The remodeling of the building does not fall within the site plan review criteria of Title 22. There is no square footage addition to the structure; rehabilitation of the building is part of the remodeling. The building is non-conforming in a number of ways, such as the setback, driveway location and separation, landscaping and building materials. Due to the small size of the building, the remodeling and repairs meet all the requirements of the current Building and Fire code. ADA improvements are also being made. Fiesta Cleaners did not have ADA restrooms or access.

Designer Erin Smith is working with the property owner and business operator for this site. As a part of that remodeling, two signs will extend four feet from the wall of the building. This type of sign is in the same plane as a wall sign that could be located on the building but there are tiebacks from the four foot wide canopy to the wall; those tiebacks would interfere with wall sign placement. The canopy has approximately 9 tiebacks to the wall supporting the canopy. The current ordinance prohibits wall signs from extending more than 15 inches from the wall. The owner would like to place these signs near the edge of the canopy extending 4 feet from the wall. The signs would read "Legacy Cleaners and Laundry" and "Pat's Wash & Fold"; these are the two tenants in the building. The Pat's Wash and Fold sign is 25 square feet and the Legacy Cleaners sign is 35 square feet. Each business is allowed 30 square feet plus the setback permitted. The setback from the property line on Broadway allows Legacy Cleaners to be 40 square feet. Cleary Petroleum was recently approved for a similar sign variance in

downtown Edmond, although that one extended into the public right-of-way. There will be no ground sign at this location.

Property owner Barney Brown and building designer Erin Smith were in attendance to represent the application.

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

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

NAYS: Members: None

The next item on the agenda was **Case #ES110002 Public Hearing and Consideration of request to close a 25 foot portion of a street easement on Admiral Street, adjacent to Lot 7, Block 2, Leavitt's North Park Section II. (Mason Spencer)**

Mason Spencer is requesting to close a 25 foot wide unimproved street easement in the Leavitt's North Park Addition. Twenty-five feet of Admiral Street was platted in 1962, no street was ever installed by the original developer. The property adjacent to the street is zoned "A" Single Family and there is no requirement that a single family property owner complete street improvements adjacent to their property. Twenty-five feet is only half of what would be needed for a full street right-of-way. The property to the east is in the Villages at Stonebridge Addition in Edmond but there is no street to connect to. South of the Villages at Stonebridge are newly constructed apartments in Oklahoma City. There is no need for this half street easement. Mr. Spencer would include this as part of his property ownership for Lots 6 & 7 to increase the lot size by 25 feet. The lot size would still only be 27,750 square feet and there is no water adjacent to the property and sanitary sewer is located to the east or south, off-site. A utility easement may need to be reserved across the 25 foot wide area. Mr. Spencer needs to review his utility service needs for building on Lots 6 & 7, Block 2.

Gary Spencer was in attendance representing the request.

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

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

NAYS: Members: None

The next item on the agenda was **Case #SP110008 Public Hearing and Consideration of Site Plan approval for an addition to Petra Industries Inc. at 2101 S. Kelly. (Petra Industries Inc.)**

Architect David Payne communicated to staff by telephone to continue this item indefinitely.

There was no New Business.

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

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

NAYS: Members: None

Meeting adjourned at 5:36 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission