

EDMOND PLANNING COMMISSION MEETING

Tuesday, June 21, 2011

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Bill Moyer at 5:30 p.m., Tuesday, June 21, 2011, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright and Mark Hoose. Commissioners Barry K. Moore and Lydia Lee were 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 June 7, 2011 Planning Commission minutes.**

Motion by Cartwright, seconded by Hoose, to approve the minutes as written. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Cartwright, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #PR110004 Public Hearing and Consideration of Preliminary Plat for Birnam Woods Addition located south of Covell Road, west of Bryant. (San Ysidro, LLC)**

Mark Farris with Red Plains is representing Kyle Copeland requesting approval of the Preliminary Plat for Birnam Woods. This single family development contains 99 lots on 29.22 acres. The lots are generally 55ft x 120ft. or 6,600 square feet. This addition will be served with full City utilities. The main access is on Covell Road and there is a connection to the west into Brookhaven. Ninety feet of right-of-way has been granted along Covell Road for the Covell Parkway and even 100 feet toward the intersection. There is a large floodplain under the same ownership along the south and east boundaries of this property. The existing home on the property will eventually be removed when that part of the subdivision is started.

The first phase will need to include at least a water line connection from Nay Avenue north to Covell in order to loop a water line between the two additions and not leave a dead-end line. The Department of Environmental Quality (DEQ) is concerned about dead-end water lines. The developer will have several choices to create the loop system depending on the size of the first plat. The building setbacks in the addition have some variation between 20 & 25 feet front setbacks. The addition includes common areas for detention and other open space along the two creeks that go through the area. The developer has provided a public access trail within the boundaries of his plat along the bank of the creek on the south side of the development. There is also a common lot "D" which provides access to the Brookhaven park, just south of the addition. The land along Bryant is not included in the plat as well as a significant area along the south side of the addition. Fire Prevention Specialist Mike Barnes has reviewed and approved the preliminary plans for the fire flow, fire access and fire hydrant locations. The 1999 Trails and Sidewalk Plan indicates a trail through this quarter section. City Engineer Steve

Manek recommends a public access trail should be located north of the floodplain/creek area to place the 15 foot wide trail further from the creek bank, be placed for an alignment that allows more usage, allows protection of the trail from erosion and the trail should be located within the platted area.

Mark Farris said there were no changes from the previous submittal. The homeowner's were worried about security and the owner would install a fence adjacent to the Brookhaven lots with a building permit. There would be no need to go in to the Brookhaven easements since all of their improvements are located in the street right-of-way. The clearing and burning permits will be requested further from Brookhaven than the last request and it was noted that the City approves those permits, including the location. Allen Smith of 2205 Brookhaven indicated he appreciated the developer working with Brookhaven Addition for the fence and the burn locations. He indicated he was still opposed to traffic through Brookhaven and preferred private streets and a crash gate. David Cressman spoke indicating he opposed the connection to Nay Boulevard. Jess Vanhooser indicated a lot of children play in the streets and near the park and the density in Birnam Woods is higher which will increase traffic. Al Donovan spoke indicating Nay would be used as a shortcut. C.J. Price spoke objecting to the street connection. Tim Altendorf with Pedestal Oil requested that the final plat resolve the protection of the existing oil pipeline with the proper encasement, lowering of the line and other requirements. Agreements were established in 1942 and 1970 and still exist, recognizing the operation of the pre-existing pipelines and equipment. Mark Farris indicated he understood they would have to resolve the pipeline issues with the engineering design. Commissioner Hoose indicated he was concerned about the connection to allow basic connectivity between neighborhoods and favored the street connection.

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

AYES: Members: Cartwright, Hoose and Chairperson Moyer
NAYS: Members: None

The next item on the agenda was **Case #SP110012 and U110002 Public Hearing and Consideration of Site Plan and Special Use Permit for three temporary classrooms for Henderson Hills Baptist Church at 1200 E. I-35 Frontage Road. (Henderson Hills Baptist Church)**

Planning Department comments:

1. Existing zoning – “E-1” General Commercial PUD and Special Use Permits for multiple phases of the church.
2. Setbacks – 1,320 feet east of the I-35 frontage road. 2,000 feet north of 15th Street. All of the front, rear and side yard setbacks are exceeded.
3. Height of buildings – 12 feet

4. Parking – Some of the parking spaces will be taken up during the 36 month temporary approval period. The use of the three, 1,632 square foot buildings involves classrooms used during church activities. These buildings are not for an additional church use. The church needs temporary classroom space.
5. Lot size – No new lot is being created for this use.
6. Lighting Plan – No new light poles are being added.
7. Signage – No new signage is being added.
8. General architectural appearance – The buildings are metal but have been approved by the Fire Department due to their location on the paved parking lots near existing fire hydrants. Even though the uses are intended to be temporary (36 months) there is no Building Code or Fire Code variance as a part of this Special Use Permit, including ADA requirements, restroom standards, occupancy requirements and construction standards relating to the Building or Fire Code. All metal construction is discouraged for commercial -type uses based on the zoning code review.
9. Sensitive borders – Not applicable. The land to the north is being developed as Integris.
10. Mechanical equipment – Air conditioners will be placed on the ends of the buildings.
11. Fencing/screening – No fencing or screening is proposed.

Engineering Department comments:

12. Driveways, access management and paving– No new driveways, paving or parking are being changed for this use.
13. Water and wastewater plans – Water and sewer are adjacent but are not needed for the classroom buildings. The main church building is within 50 feet of the classroom buildings.
14. Drainage detention and grading – The buildings are located on existing paved surfacing. No new drainage structures are needed and there is no impact from the temporary building placement.

Building and Fire Code Services comments:

15. Applicable Building Code, Fire Code and ADA – Fire access, fire hydrants and locations, firefighter water flow and no gates are approved.

Urban Forestry comments:

16. Since the portable buildings are temporary and are not placed on landscaped areas, the Urban Forestry Department does not need to state any requirements for this project. No changes to the original landscaping calculations are necessary.

Waste Management comments:

17. Refuse facilities – No new dumpster facilities are needed.

Edmond Electric comments:

18. Electric – Edmond Electric will serve this location.

Randel Shadid was in attendance representing the applicant.

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

AYES: Members: Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was **Case #Z110007 Public Hearing and Consideration of Rezoning from “A” Single Family to “F-1” Light Industrial at 120 W. Main on the south side of Main Street, west of Dolese Concrete. (Jerry James)**

The Central Edmond Urban Development Board met on Tuesday, June 14, 2011 and recommended approval of this request from "A" Single Family to "F-1" Light Industrial. No one spoke in opposition. This request is in compliance with the Edmond Plan.

Mr. Jerry James owns 7,000 square feet of land at this location and the property contains a single family detached home. The Edmond Plan has projected this parcel for light industrial usage. Dolese Concrete is located to the east and zoned “F-1” Light Industrial and the land to the south and west is zoned “E-1” General Commercial. The land to the north is zoned “E-1” and includes Smith Automotive Garage. The land east of Santa Fe Street, west of the railroad tracks, south of Hurd Street and extending south to West Edmond Road is all projected commercial or industrial property. Mr. James will most likely leave the house but he would like to be in the position to sell the land if there is an opportunity to do so. City water and sewer are adjacent to the property.

Jerry James was in attendance. No one appeared in objection.

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

AYES: Members: Cartwright, Hoose and Chairperson Moyer

NAYS: Members: None

The next item on the agenda was Election of Chairperson, who also serves on the Board of Adjustment, Vice Chairperson and Secretary of the Planning Commission.

Motion by Hoose, seconded by Cartwright, to appoint Barry K. Moore as Chairperson of the Edmond Planning Commission. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

Motion by Moyer, seconded by Cartwright, to appoint Mark Hoose as Vice Chairperson of the Edmond Planning Commission. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Chairperson Moyer, Cartwright and Hoose

NAYS: Members: None

Motion by Hoose, seconded by Cartwright, to appoint Robert L. Schiermeyer as the Secretary of the Edmond Planning Commission. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

There was no New Business.

Motion by Hoose, seconded by Cartwright, to adjourn. **Motion carried** by a vote of 3-0 as follows:

AYES: Members: Hoose, Cartwright and Chairperson Moyer

NAYS: Members: None

Meeting adjourned at 6:00 p.m.

Bill Moyer, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission