

## EDMOND PLANNING COMMISSION MEETING

Tuesday, February 22, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, February 22, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Elizabeth Waner, Allen Thomas and Suzy Thrash. Present for the City were Robert L. Schiermeyer, City Planner; Kristi McCone, Assistant 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 February 8, 2005, Planning Commission Minutes.

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

AYES: Members: Thomas, Thrash, Cartwright and Chairperson Woods  
NAYS: Waner (Abstain)

The next item on the agenda was **Case #ES050002 Public Hearing and Consideration of utility easement closing north of 10<sup>th</sup> Street, east of Littler and west of Boulevard at St. John the Baptist Catholic Church.**

Mr. Bill Coyle with St. John the Baptist Catholic Church is requesting that a 20 foot wide utility easement be closed along the north side of the lots north of 10<sup>th</sup> Street, west of Boulevard. These lots were once single family home sites and a parking lot for the church has recently been approved connecting 10<sup>th</sup> Street to the Church campus. A future building will need to be situated where the sanitary sewer line is now located on the north side of some of the lots. The church has submitted plans to relocate the sanitary sewer line and the Engineering Department has completed their review of the plans. The Church will grant a new utility easement for the new line location. No work will start until the ordinance is considered to close the original sewer line utility easement and the new easement is accepted by the City Council. The new sewer line will extend under the parking lot to be constructed on an east/west alignment parallel to 10<sup>th</sup> Street. It is not uncommon for paving to extend over a sewer line. All utility companies have been notified of this application as well as property owners within 300 feet of the easement location. The church has already constructed playground equipment, recreation materials for the school playground over the existing easement. The existing sanitary sewer line in the easement will be moved by the Church and Oklahoma Natural Gas has identified they have a line in the easement that will also need to be moved by the church.

Commissioner Waner was out of the room during the vote.

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

AYES: Members: Thrash, Cartwright, Thomas and Chairperson Woods  
NAYS: None

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**The next item on the agenda was Case #Z050003 Public Hearing and Consideration of amendment to Edmond Plan II from General Agricultural to Restricted Commercial Planned Unit Development Usage on the southeast corner of Sorghum Mill Road and Douglas. (East Edmond, LLC)**

Brian Coon representing the applicant indicated that the owner wanted a very light commercial tract on the corner of Sorghum Mill and Douglas but was not sure that he would decide to develop with a commercial use and at least needed the "R-2" District. The purpose of asking for "D-1" PUD was to notify the future residents of Irongate as well as the general area of the intent to consider commercial on the corner. It was recognized that utilities were not available and the use would have to be limited and it would have to meet building code and fire code requirements without water lines and wastewater disposal systems. A small convenience grocery possibly with gas sales was being considered. Mr. Coon indicated that the applicant would continue the "D-1" request of preferred. The Planning Commission discussed the Master Transportation Plan which was preferred to be completed so that the entire east Edmond area could be evaluated for an orderly commercial use plan. Mr. Coon indicated he would withdraw the "D-1" PUD request and requested that he be permitted to amend the "G-A" to "R-2" application to include this 5 acre tract as "R-2" PUD. No vote was taken on the "D-1" Plan Amendment request..

**The next item on the agenda was Case #Z050004 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "D-1" Restricted Commercial Planned Unit Development on the southeast corner of Sorghum Mill Road and Douglas. (East Edmond, LLC)**

No vote was taken on the "D-1" Rezoning request. The 5 acre corner parcel was amended to request "R-2" PUD and considered with the next item on the agenda. Ronnie Williams thanked Mr. Coon for considering the commercial zoning at the beginning of the development process

**The next item on the agenda was Case #Z050002 Public Hearing and Consideration of rezoning from "G-A" General Agricultural to "R-2" Urban Estate Planned Unit Development south of Sorghum Mill Road, east of Douglas. (East Edmond, LLC)**

Bryan Coon is representing East Edmond LLC in requesting an amendment to his application from 154.22 acres to 160 acres of "R-2" PUD south of Sorghum Mill Road, east of Douglas. The minimum lot size in "R-2" is 60,000 square feet, including to the center of the adjacent street. There are no utilities available to serve this area. All development will be with water well and septic tank or Aerobic systems.

The developer is planning 110 residential lots. A conceptual plan has been submitted referring to the project as Iron Gate with the only density restriction being the 60,000

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square foot lots. There would be some common areas associated with the addition. The Edmond Plan has suggested this area be developed as residential.

Louise Roush lives in Pheasant Run and was concerned about additional stop signs, traffic, noise, trash associated with commercial uses. It was noted that no additional street improvements and stop lights would be warranted with traffic volumes less than 7500 vehicles per day on any of the adjacent roads. Mary Luthborough owns the property to the north and was surprised that commercial would be considered at this location due to the lack of utilities concern with fire protection and very low density residential that is in the area. Vernon Graff also spoke in opposition to commercial zoning. He inquired about the type of use allowed. Mr. Coon withdrew the "D-1" PUD based on these concerns.

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

AYES: Members: and Chairperson Woods  
 NAYS: None

Under New Business, Ronnie Williams invited the Planning Commission members to the Edmond Neighborhood Alliance Summit to be held Saturday 8:00 am to noon.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods  
 NAYS: None

Meeting adjourned at 6:05 p.m.

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David Woods, Chairperson  
 Edmond Planning Commission

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Robert Schiermeyer, Secretary  
 Edmond Planning Commission