

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 8, 2005

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson David Woods at 5:30 p.m., Tuesday, March 8, 2005, in the City Council Chambers at 20 South Littler. Other members present were Leroy Cartwright, Suzy Thrash, Allen Thomas and Elizabeth Waner. 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 March 8, 2005, Planning Commission Minutes.

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

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

The next item on the agenda was **Case #Z050005 Public Hearing and Consideration of amendment to Edmond Plan III from Light Industrial to General Commercial Usage on the north side of 33rd Street, one-fourth mile west of Kelly Avenue. (Terry McGuire)**

Terry McGuire, representing the property owner Kay-Bee Investment, has submitted a request for an Edmond Plan III amendment for property in the Kelley Pointe Addition, west of Kelly and north of 33rd Street. The request is for a 12.92 acre tract on the north side of 33rd Street, west of Kelly. The property is currently projected for Light Industrial land usage on Edmond Plan III and zoned "F-1" Light Industrial District. Terry McGuire indicated he wanted to accomplish this zoning as originally suggested by the City Council and as a lesser use next to the proposed Hidden Prairie at Kelley Pointe.

Commissioner Waner indicated a concern that there was no buffer between Single Family and the Commercial. She indicated there was no opportunity for a natural buffer such as a creek line or a grouping of trees. She asked how common it was to have E-1 next to Single Family. Staff indicated it was very rare. There are locations along Kelly, Second Street and West Edmond Road or the older original town site areas. Commissioner Cartwright indicated he understood the concern but that this was a down zoning and was better than F-1 next to Single Family.

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

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

The next item on the agenda was **Case #Z050006 Public Hearing and Consideration of rezoning from "F-1" Light Industrial to "E-1" General Commercial District on the north side of 33rd Street, one-fourth mile west of Kelly Avenue. (Terry McGuire)**

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Terry McGuire, representing the property owner Kay-Bee Investment, has submitted a rezoning request from “F-1” Light Industrial District to “E-1” General Commercial District for property in the Kelley Pointe Addition, west of Kelly and north of 33rd Street. The request is for a 12.92 acre tract on the north side of 33rd Street, west of Kelly. The property is currently projected for Light Industrial land usage on Edmond Plan III and zoned “F-1” Light Industrial District. The “E-1” General Commercial District allows for a wide variety of commercial uses and is perceived as a more compatible zoning district to a residential area rather than industrial zoning.

Thirty-third Street is proposed to be widened in the next few years to a four-lane road with turning medians. There are already several “E-1” General Commercial District tracts along the north side of 33rd Street, so an expansion of this zoning would seem appropriate. On the south side of 33rd Street is Oklahoma City, and that property is zoned industrial. A 12” water main is located to the west in the Bristol Park Office Center and a 12” sanitary sewer line is to the east along 33rd Street. Hidden Prairie at Kelley Pointe has already been approved as a residential addition just north of 33rd Street, and concerns have been raised about residential properties abutting industrial zoning, so the developer, Terry McGuire is applying to down zone the property to “E-1” General Commercial District.

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

AYES: Members: Thomas, Thrash, Cartwright, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #SP050005 Public Hearing and Consideration of Commercial site plan approval for a medical building on the west side of Boulevard, one-fourth mile south of 33rd Street, 3801 S. Boulevard. (Turner and Company)**

Josh Moore with Turner and Company requested approval of a 2300 square foot office building to be added to the Towne Park section of the Stonebridge Office Park on the west side of Boulevard south of 33rd Street.

General Site Criteria:

Existing zoning – “D-O” PUD

Setbacks – Front setback is 20 feet from property line along Stonebridge Boulevard; however, through the PUD setback variance, a small corner of the building will be approximately 17 feet from the property line. There will be a 20 foot building setback on the west property line which is the side yard and at least a 10 foot setback on the south property line. The parking lot is established along the east property line creating over 40 foot of setback and is essentially the front elevation of the building.

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Height of buildings – 22 feet.

Parking – The parking lot is shared; there are 12 spaces; the use is medical and 12 spaces is the minimum needed.

Lot size – 11,382 square feet

Josh Moore represented the application.

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

AYES: Members: Thrash, Cartwright, Waner, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #U050001 Public Hearing and Consideration of Special Use Permit to add a classroom building at Faith Bible Church located at 600 N. Coltrane.**

Scott Overby with the Faith Bible Church is requesting a Special Use Permit to add an 1536 square foot classroom building on the south side of the church between the two wings of the existing building. There is a one story house that is located southeast of the church on the church property. The site contains the sanctuary and other multi-purpose and classroom buildings totaling 32,000 square feet. The seating for the church is 600. There are no other changes to the site other than the placement of the classroom building. The drives on Coltrane will remain the same. Drainage/detention has been reviewed and verified to meet the requirements for this building addition. Fire lane access will remain the same and no new parking is required. The Thunderhead Hills Addition is located to the south, the Blake's Bluff Addition is developing to the north and east. The Huntwick Addition is located to the south and west.

The proposal is for a portable type commercial standard building. Approval is not being requested on a temporary basis; the building could be situated indefinitely on the property. The building will be fully compliant with Fire Codes, Building Codes and ADA Standards. The exterior finish of the structure is vertical wood siding and the structure has been stored on the property pending approval. The property is zoned "A" Single Family and a Special Use Permit is required for all additions to the Church. Two hundred parking spaces are required based on the maximum seating of the sanctuary. Those spaces are in place; no new parking or paving is required.

Bruce DeFriese represented the application for a 1500 plus square foot classroom. Ronnie Williams representing ENA indicate he spoke to people in Thunderhead Hills and they had no objections to this request. Commissioner Waner commented that it did not look like a permanent building but it did meet the requirements which allow a lot of variety of exterior wall treatments. Chairperson Woods asked if the wheels would be removed

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and it would be placed on a foundation. Mr. DeFriese indicated it would.

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

AYES: Members: Cartwright, Thrash, Thomas, Waner and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #SP050006 Public Hearing and Consideration of Site Plan approval for Line-X truck bed liner sales/service northeast corner of Enterprise Drive and Kelly. (Great Plains Holding Co. LLC)**

General Site Criteria:

Existing zoning – “F-1” Light Industrial

Setbacks – front is 145 feet from the center line of Kelly (the 70 foot of right-of-way has been anticipated on this site plan), from the north is 15 feet but the land to the north is zoned “F-1”, the setback to the east is 21 feet and the zoning to the east is “F-1”, the setback to the south adjacent to Enterprise Drive is 42 feet and the setback could be zero because the adjacent zoning is industrial.

Height of buildings – approximately 22 feet

Parking – 15 parking spaces, the building is 4,980 square feet, 15 parking spaces are needed for this use, work is done on the premises for the pick-up bed liners and there is retail sales at this business

Lot size – the lot is 150 by 172.5 feet or 25,875 square feet. The owner owns the land to the north and to the east immediately west of the Dynamo Gymnastics building. In the full development of all the land that is currently owned, there will be a building to the north and a building to the east. The building to the east would have its own drive opening on Enterprise Drive. The building to the north would share the drive opening on Kelly. There will be a cross over in the proposed median at Enterprise Drive.

1. Landscape Plan

Landscaping - <u>Lot area = 25,875 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2,587 sf	2,587 sf landscaping area and this includes the detention area which will need to be landscaped due to the front location.
Plant units required = 260 plants	260 plant units
Required in front yard = 1293 sf	1293 sf in front yard
Evergreen required = 104 plants	104 plant units

2. Lighting Plan – Wall packs are planned on the building, no pole lights. The Dynamo Gymnastics School is located to the east. There is no residential use or zoning adjacent to this parcel.

3. Driveways/Parking – Sidewalks are planned with the Kelly Parkway improvement and there will be substantial work along Kelly. The proposal is to not install sidewalks with this project along Kelly. A sidewalk would be installed along Enterprise Drive.

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4. Mechanical equipment – The HVAC compressor will be located on the ground behind the building and the building will screen the view of this mechanical equipment from Kelly. The roof is relatively flat (1/12 pitch) but other than vent pipes, there will be no mechanical equipment on the roof.
5. Fencing/screening – No fencing is required. The dumpster location is on the northeast corner of the site. The owners plan a stockade fence for the dumpster enclosure. The current location is acceptable to the Sanitation Department. It is unknown how the building on the north portion of the property will be situated and there could be a need to relocate the enclosure in the future. A enclosure of stockade fencing may be best until more of the property is developed.
6. Signage – The only ground sign permitted is one 6 foot tall 42 square foot sign, wall signs are also permitted. The ground sign will have to be located out of the right-of-way needed for the Kelly Parkway and out of the detention area. There appears to be room for a sign on the more level grades of the detention area.
8. General architectural appearance – Enterprise Drive has been approved with no plat and has been approved for metal exterior walls on the sides of the interior lot buildings. The buildings constructed adjacent to Kelly must be masonry on all 4 sides. The proposal is for a split-face block gray in color with a black band near the top of the building.
9. Drainage Report and related Grading Report Plans and Calculations – An individual drainage study is done on each lot for Enterprise Business Park and has been completed and reviewed as submitted by MGR Engineering.
10. Refuse facilities – The dumpster location is on the northeast corner of the site.
11. Sensitive borders – There is no sensitive border for this site.
12. Street paving and access management – Enterprise Drive is a public street constructed to City standards. Kelly is being improved as a parkway and is already four laned. The right-of-way is available for the parkway in front of this lot. There will be a cross-over on Kelly on Enterprise Drive.
13. Title 21 Water and Sanitary Sewer Plans – City water is available on Enterprise Drive and will be connected for service. Sanitary sewer is also located on Enterprise Drive and will be connected for service.

Don Kasperite spoke requesting the 5,000 square foot building. It was noted that sidewalks would not be installed along Kelly because of the parkway improvements planned. It was noted that the landscaping along Kelly may need to be delayed for the same reason.

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

AYES: Members: Cartwright, Thomas, Waner, Thrash and Chairperson Woods

NAYS: None

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The next item on the agenda was **Case #PR030022 Consideration of Final Plat of Stone Creek Office Park located on the northwest corner of Locust Lane and Bryant.**

Larry Owsley is requesting Final Plat approval of the Stone Creek Office Park zoned "D-O" Office Commercial Planned Unit Development at Locust Lane and Bryant. This tract of land contains approximately 1.93 acres. This PUD provides for 6 building sites for offices with a central Block A parking and common area. The setback off of Bryant would be 50 feet from property line, the setback from the north and south property lines would be 15 feet and the setback from the west which is the rear yard would be 20 feet. No curb cuts are permitted on Locust Lane. "Limits of no access" will need to be added along Locust Lane. The buildings will cover a majority of the individual lots with the common area Block A also meeting the landscaping and detention requirements. A majority of the landscaping will have to be installed with the completion of the plat rather than the individual buildings because those buildings take up such a small part of the individual ownership. The PUD Design Statement has been amended to require 30% landscaping or no less than 28,460 square feet.

The plat improvements include water lines, fire hydrants, sanitary sewer line, drainage/detention, drive approach on Bryant and paving improvements. Cedar Ridge Addition is located to the north and Thornbrooke Village is located to the east, Fisher Hills to the west and south and Forest Oaks to the northeast. Bryant is already four-laned adjacent to this site. When the plat is accepted, the landscaping in the detention area or other common areas will need to be completed and be maintained as a part of the property owner association requirements.

Commissioner Thrash asked about the carport in the middle of the parking area as to how tall it would be and what materials. Mr. Terry Kerr indicated it would be wood and would be approximately 12 foot in height. He felt this would be an amenity for the office buildings which is becoming more common. Chairperson Woods asked how the landscaping would be installed. Mr. Kerr indicated that the water and sewer would be installed first along with the grading. The paving would be installed prior to any building permits with the proper sub-grade and no less than 4 inches of asphalt to support the fire trucks, if buildings are started. The top layer of asphalt or concrete if chosen would be completed just prior to occupancy of any of the buildings. The detention would be installed just prior to paving. Most of the landscaping would be installed with the acceptance of the subdivision improvements. It was noted that a construction entrance would be established on Locust Lane but not any permanent driveways. The existing drive would be removed on Locust Lane.

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

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AYES: Members: Thomas, Thrash, Waner, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR040048 Public Hearing and Consideration of Final Plat for Intrust Bank located on the northeast corner of West 15th Street and Kelly Avenue. (Intrust Bank, N.A.)**

Intrust Bank is requesting Final Plat approval on the northeast corner of 15th and Kelly for their bank site. This lot is being platted as Lot 1 Block 1 Intrust Bank Addition and contains 2.38 acres. The plat does show 50 foot of right-of-way on 15th Street and 70 foot of right-of-way on Kelly Avenue/Parkway. Setbacks are shown as 100 foot from the center line of Kelly and 15th Street and a private drainage easement is shown on the north side of the property to meet the Title 23 standards for run-off. The plat appears to be in order. The right-of-way on Kelly is marked as 33 feet statutory right-of-way, 17 foot street easement and the other 20 foot is a utility easement as already provided and is overlaid with a 70 foot Kelly right-of-way. The City Attorney will advise if this is shown correctly for dedicating the right-of-way on Kelly.

Eagle Robinson represented the application.

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

AYES: Members: Thrash, Thomas, Waner, Cartwright and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR050004 Consideration of Preliminary Plat of Doug's Automotive located on the east side of Kelly south of Whinery Mortgage**

Gary Cook, with TEC-AN, Inc., has submitted the Preliminary Plat of Doug's Automotive, located north of 15th Street on the east side of Kelly. The plat submitted contains 1.472 acres and is zoned "E-3" Restricted Light Industrial District. This plat contains two tracts, with Tract 1 being 140' X 163.92' and Tract 2 being 156' X 264'. Access will be provided to this site off Kelly by a 25' concrete drive. A 12" water line is along Kelly. Sanitary sewer is not currently available to this site but will be extended from a line at 15th and Kelly. A small detention area is along the south side of the property. The land on the northeast corner of Kelly and 15th Street has recently been approved for Intrust Bank. Another property ownership with 50' of frontage on Kelly (Teucher) lies between the bank and Doug's Automotive. The right-of-way for a parkway standard street is 140', with 70' required on each side of the center line. An additional 20' of right-of-way needs to be dedicated to the city, and this dedication of the right-of-way needs to be resolved with this plat.

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Engineer Elizabeth Whitlock spoke representing the applicant indicating that the owner had agreed to grant the 20 foot of right-of-way along Kelly. It was noted that the building would meet the city code with a combination of brick and hardy board; there was no metal exterior on the building other than the roof.

Chairperson Woods asked if the owner did not want to install an irrigation system for the landscaping. It was noted that the maintenance plan reflected outside faucets would be used to water the landscaping. Gary Cook representing the applicant indicated it was a cost factor for the owner and felt he could maintain it with the use of water hoses. Some of the trees are located in the detention area on the south side of the property. It was noted that the property to the south is undeveloped, would most likely ask for a drive opening south of this parcel since there is only 50 foot of frontage along Kelly for that undeveloped tract. Commissioner Waner was concerned about 3 driveways in close proximity, one for Intrust Bank, one for Doug's Automotive and one in the future. It was noted that about the only design option was to provide for a raised median on Kelly to control left turn movements since there are 3 drives close together on the east side of Kelly. This is the plan for the parkway standard street but there have been no engineering plans for that project. Commissioner Thrash strongly encouraged the owner to install a sprinkler system.

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

AYES: Members: Waner, Thrash, Cartwright, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #PR050004 Consideration of Final Plat of Doug's Automotive located on the east side of Kelly south of Whinery Mortgage.**

Gary Cook, with TEC-AN, Inc, has submitted the Final Plat of Doug's Automotive, located north of 15th Street on the east side of Kelly. The plat contains one lot, Lot One Block One Doug's Automotive and is 1.472 acres. The property is zoned "E-3" Restricted Light Industrial District. Kelly Avenue has been designated a parkway per Resolution 8-98. Section 21.09.200 (D) of the Edmond Municipal Code defines Parkways as having a minimum of 140' of right-of-way in order to facilitate the construction of a park-like character street. An additional 20' of right-of-way is needed to be dedicated to the City along Kelly, such as Intrust Bank has recently granted. A 12" water main is currently along Kelly and will serve this project. An 8" sewer line will be extended north from the intersection of Kelly and 15th to serve the development. The detention for this project is along the south property line. An existing 25' concrete drive will provide access for Doug's Automotive.

There was no additional discussion.

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

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

The next item on the agenda was **Case #SP050001 Public Hearing and Consideration of Commercial Site Plan approval for Doug's Automotive located on the east side of Kelly south of Whinery Mortgage.**

General Site Criteria:

Existing zoning – "E-3" Restricted Light Industrial District

Setbacks – Required - Front: 50' from property line; Side: none; Rear: none

Shown - Front: 84' ; Side: 11' ; Rear: 44'

Height of buildings –45' maximum height; shown 25'

Parking - 19 spaces needed, 17 spaces shown

Lot size -1.472 acres or 64,004 square feet. The front building is 11,098 square feet, and the rear building is 5972 square feet.

1. Landscape Plan –

Landscaping - Lot area =64004 sf

Ten per cent of lot = 6400 sf

Plant units required = 512 plants units

Required in front yard = 256 plant units

Evergreen required = 205 plants units

Maintenance plan – frost-free hydrants will be installed on the north and south sides of the building in order to provide irrigation for the landscaping. No irrigation system is proposed.

Landscape provided on plans submitted

sf landscaping/lawn area – 11,645 sf

plant units shown – 512 plant units

shown in front yard – 402.5 plant units

evergreen shown – 313 plant units

2. Lighting Plan – The exterior lighting on the main building will consist of 8 exterior mounted 175 watt Metal-Halide wall pack lights. Two lighting fixtures will be mounted on the west side, facing Kelly; three lighting fixtures will be mounted on the south side of the building; one lighting fixture will be mounted on the west side (back) of the building; and two lighting fixtures will be mounted on the north side of the building.

The exterior lighting on the small building will consist of five exterior mounted 175 watt Metal-Halide wall pack lights. One lighting fixtures will be mounted on the east side (front) of the building; two lighting fixtures will be mounted on the south; one lighting fixture will be mounted on the west side of the building; and one lighting fixture will be mounted on the north side of the building.

3. Driveways/Parking- An existing sidewalk is along Kelly. No fire lane is needed since both the buildings will be sprinkled.

4. Mechanical equipment - The mechanical equipment will be located on the ground, to the south of the main building and to the north of the small building.

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5. Fencing/screening- No fencing is required. Chain link fencing is along the north property line and stockade fencing is along the northwest property line. No additional fencing is proposed for this project.
6. Signage –A 6’ tall 42 square foot ground sign is proposed with a brick or stone base to match the building. A wall sign is proposed to be located on the front of the building in the gable area.
7. General architectural appearance – Both buildings will be constructed with brick and hardy board construction with metal roofs. The front building will also use stone columns as accent.
8. Drainage Report- The drainage report and calculations comply with Title 23 Stormwater Drainage.
- 9 Refuse facilities – The dumpster is located at the southeast corner of the property. No dumpster enclosure is planned.
10. Sensitive borders – There are no sensitive borders since the property to the north, east and south is also zoned “E-3” Restricted Light Industrial District.
11. Street paving and access management – A 25’ concrete drive is proposed off Kelly.
12. Title 21 Water and Sanitary Sewer Plans- A 12” water line is along Kelly and will serve this project. An 8” sanitary sewer line is being extended north from the intersection of Kelly and 15th to serve this project.

There was no additional discussion.

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

AYES: Members: Waner, Thrash, Cartwright, Thomas and Chairperson Woods

NAYS: None

The next item on the agenda was **Case #SP050003 Public Hearing and Consideration of Commercial Site Plan approval north of 15th Street, east of Fretz Avenue. (Clearwater Plumbing)**

General Site Criteria:

Existing zoning – “E-3” Restricted Light Industrial

Setbacks – 25 feet from the front property line on Fretz, 14.92 feet from the north property line, 21 feet from the east property line and 52 feet from the south property line.

Height of buildings – The maximum height is 45 feet, the building appears to be 30 feet at the tallest.

Parking – The building contain 9,724 square feet, 11 parking spaces are provided.

Used primarily as a warehouse, this would establish the parking at one space for every 900 square feet.

Lot size – 120’ by 233’ or 27,960 square feet

1. Landscape Plan

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Landscaping - <u>Lot area = 27,960 sf</u>	<u>Landscape provided on plans submitted</u>
Ten per cent of lot = 2,796 sf	2,796 sf landscaping/lawn area
Plant units required = 280 plants	280 plant units
Required in front yard = 1398 sf	2400 sf in front yard
Evergreen required = 112 plants	112 plant units

2. Lighting Plan – Wall pack lights will be used, no light poles.
3. Driveways/Parking – One drive approach on the south driveway/firelane. There is no driveway on Fretz.
4. Mechanical equipment – Mechanical equipment is not shown on the shed type roof. It will have to be located on the ground for the plan to be accurate because there is no room for screening on the roof.
5. Fencing/screening – No fencing is required other than the dumpster enclosure. The zoning to the north, east, south and west is commercial or restricted industrial.
6. Signage – The only ground sign permitted is one 6 foot tall, 42 square foot. One wall sign may be used on Fretz.
7. General architectural appearance – The building is one story with a shed type roof of pre-cast concrete. There are 7 overhead doors facing south. The pre-cast panels need to have a coating similar to Petra or Pelco. Many of the buildings in this area are brick veneered. Pacific Trading to the northeast has tilt-up panels painted a light sky blue. Without a coating on the building, the concrete panels may discolor resembling Unit Parts or other strictly industrial buildings not characteristic to this area. The owner has not identified the coating type or color at this time.
8. Drainage Report and related Grading Report Plans – The drainage report has been submitted by Red Plains. The detention area is in the southwest corner of the lot in the front of the property. Corrections are being made.
9. Refuse facilities – The dumpster is in the northeast corner of the building screened by the building.
10. Sensitive borders – None. All the land adjacent is zoned commercial industrial.
11. Street paving and access management – Fretz is currently at city code and the access management standard has been met.
12. Title 21 Water and Sanitary Sewer Plans – Water and sewer are adjacent to this property and are connected for service.

Tim Crick, the owner, spoke regarding the exterior finish which he described as a sand stone brown finish that would be put on the tilt up panels to maintain a good appearance over a long period of time similar to Pacific Trading Warehouse to the northeast or Petra on Kelly. The staff had identified a series of pictures where untreated panels had been constructed and had discolored over time. The area along Fretz where this property is located has a lot of brick exterior finishes and the Pacific Trading Warehouse concrete panels were finished off with a light blue coating. The staff indicated that totally untreated panels at this location would not be consistent with the character of the area. The owner agreed to the coating and indicated there would be an evergreen trim on the roof to fit the

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appearance of the area.

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

AYES: Members: Cartwright, Thrash, Thomas, Waner and Chairperson Woods

NAYS: None

Under **New Business**, Chairperson Woods announced there were no items scheduled for the March 22nd Planning Commission meeting and no meeting will be held on that date.

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 7:00 p.m.

David Woods, Chairperson
Edmond Planning Commission

Robert Schiermeyer, Secretary
Edmond Planning Commission