

EDMOND PLANNING COMMISSION MEETING

Tuesday, March 19, 2019

5:30 P.M.

The Edmond Planning Commission Meeting was called to order by Chairperson Barry K. Moore at 5:30 p.m., Tuesday, March 19, 2018, in the City Council Chambers at 20 South Littler. Other members present were Rob Rainey, Bill Moyer, and Mark Hoose. Present for the City were Randy Entz, City Planner; Kristi McCone, Planner; Steve Manek, City Engineer; and Steve Murdock, City Attorney. Kenneth Wohl was absent.

The first item on the agenda was **the approval of the March 5, 2019 minutes.**

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

AYES: Rainey, Moyer, Hoose and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #SP19-00003 Public Hearing and Consideration for a Site Plan for an office building, located at 525 Liberty Lane. (Marsal Developments, LLC.)**

Staff presented information regarding the request for approval of a Site Plan in the Astoria Executive Office Park. The site plan includes a residential style office building and 18 parking spaces. Four variances were requested – one to the driveway separation requirements, and three to the landscape ordinance.

Doug Klassen represented the applicant. He informed the commission he had been working with staff to meet the intent of the landscape code and that changes would be made to provide more trees in the parking lot.

Chairman Moore and Commissioner Rainey expressed that it would be appropriate to bring the changes to Planning Commission prior to the item moving onto City Council

Motion by Rainey, seconded by Hoose, to approve a continuance of the item to April 2, 2019. **Motion carried** by a vote of 4-0 as follows:

AYES: Rainey, Hoose, Moyer and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #Z19-00004 Public Hearing and Consideration of Edmond Plan Amendment from general commercial planned unit development land use to open display commercial land use located at 107 S. Fretz. (Pete Reeser)**

Staff presented information regarding the request for approval of a Plan Amendment to Edmond Plan IV from “E-1” PUD to Open Display Commercial to allow for a potential auto service use.

Pete Reeser, the applicant, was present.

Dana Butler, the property owner to the west, expressed concerns regarding noise and parking issues, and potential hours of operation.

The applicant stated the existing tenant was allowed under the current zoning. After further discussion, the applicant agreed to withdraw his application for a plan amendment and rezoning.

The next item on the agenda was **Case #Z19-00005 Public Hearing and Consideration of rezoning from “E-1” PUD General Commercial Planned Unit Development to “E-2” Open Display Commercial District located at 107 S. Fretz. (Pete Reeser)**

The application for rezoning was withdrawn by the applicant.

Commissioner Hoose left the room.

The next item on the agenda was **Case #Z19-00006 Public Hearing and Consideration of Edmond Plan amendment from single family residential land use to two family residential use located at 901 N. Boulevard (Pete Reeser).**

Staff presented information regarding the request for Plan Amendment to Edmond Plan IV. The applicant is seeking to change the zoning from “A” Single-Family Residential to “B” Two-Family Residential on the northwest corner of Blanch Street and Boulevard. A change in the designation from Single-Family Residential to Two-Family Residential is needed to facilitate the rezoning. The site contained a nonconforming duplex until it was recently demolished. The applicant is seeking to rebuild a new duplex on the site.

Pete Reeser, the applicant, was present.

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

AYES: Rainey, Moyer and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #Z19-00007 Public Hearing and Consideration of rezoning from “A” Single Family Dwelling District to “B” Two Family Dwelling District located at 901 N. Boulevard. (Pete Reeser)**

Staff presented information regarding the request for a change in Zoning from “A” Single Family to “B” Two-Family Residential. The site contained a nonconforming duplex until it was recently demolished. The applicant is seeking to rebuild a new duplex on the site.

Pete Reeser, the applicant, was present.

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

AYES: Rainey, Moyer and Chairperson Moore

NAYS: None

Commissioner Hoose returned to the room.

The next item on the agenda was **Case #PR19-00001 Public Hearing and Consideration of Preliminary Plat for the Covell Valley Phase II, located east of Air Depot Boulevard and south of Covell Road. (JDC Development, LLC)**

Staff presented information regarding the request for approval of a Preliminary Plat for 158 single-family lots on 43 acres, south of the Covell Valley addition. The property is zoned “A” Single-Family and the average lot size proposed is between 6,600 and 8,500 square feet.

Mark Zitzow represented the applicant.

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

AYES: Rainey, Hoose, Moyer and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #PR19-00006 Public Hearing and Consideration of Final Plat for the Covell Valley Phase II, located east of Air Depot Boulevard and south of Covell Road. (JDC Development, LLC)**

Staff presented information regarding the request for approval of a Final Plat for 76 lots on 24 acres of the northeast portion of the Covell Valley Phase II preliminary plat. The final plat conforms to the preliminary plat.

Mark Zitzow represented the applicant.

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

AYES: Hoose, Moyer, Rainey and Chairperson Moore

NAYS: None

The next item on the agenda was **Case #DD19-00001 Consideration of Request for a Deed Certification to create two lots from a 4.955 acre tract located at 3100 N. Bryant. (Krehbiel)**

Staff presented information regarding the request for a Deed Certification creating two lots east of Bryant Avenue north of Covell. The property was recently rezoned in anticipation of this action. The west lot will be 1.9 acres and the east lot will be 3 acres.

Scott Coleman represented the applicant.

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

AYES: Rainey, Hoose, Moyer and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #DD19-00003 Consideration of Request for a Deed Certification to create two lots located on the east side of Rankin, south of 3rd Street. (Abide Homes)**

Staff presented information regarding the request for a Deed Certification on the east side of Rankin Street between 3rd and 4th Streets. The split would create two lots, the east lot will be 10,400 square feet, the west lot will be 9,990 square feet. The applicant is providing an access easement along the north boundary to provide for a drive to the eastern lot.

Applicant was present.

Ed Moore, representing the ENA asked about the zoning that currently exist on the site.

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

AYES: Hoose, Moyer, Rainey and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #PR18-00038 Public Hearing and Consideration of Preliminary Plat for the East 15th Addition, located south of Fifteenth Street and west of Coltrane (East 15th Ltd.)**

This item has been continued until April 2, 2019 Planning Commission Meeting.

Motion by Rainey, seconded by Moyer, to approve the request to be continued until April 2, 2019. **Motion carried** by a vote of 4-0 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #SP18-00039 Public Hearing and Consideration of a Site Plan for Aces Boathouse & Storage located at 6105 East 2nd Street (Aces Boathouse, LLC).**

This item has been continued until April 2, 2019 Planning Commission Meeting.

Motion by Rainey, seconded by Moyer, to approve the request to be continued until April 2, 2019.
Motion carried by a vote of 4-0 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #SP19-00002 Public Hearing and Consideration for a Site Plan for commercial/office buildings located at 205 E. Memorial Street (Metco Builders, LLC).**

This item has been continued until April 2, 2019.

Motion by Rainey, seconded by Moyer, to approve the request to be continued until April 2, 2019.
Motion carried by a vote of 4-0 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #SP18-00038 Public Hearing and Consideration for a Site Plan for an addition to Sigma Kappa Sorority House located at 920 Chowning Street (Sigma Kappa National Housing Corp.).**

This item has been continued until April 16, 2019.

Motion by Rainey, seconded by Moyer, to approve the request to be continued until April 2, 2019.
Motion carried by a vote of 4-0 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore
NAYS: None

The next item on the agenda was **Case #PR18-00028 Public Hearing and Consideration of Preliminary Plat for Easton Woods, located on the northwest corner of Air Depot Boulevard and E. Danforth Road. (Moyer 110, LLC)**

This item has been continued to the April 2, 2019 Planning Commission meeting.

Motion by Rainey, seconded by Moyer, to approve the request to be continued until April 2, 2019.
Motion carried by a vote of 4-0 as follows:

AYES: Rainey, Moyer, Hoose and Chairperson Moore
NAYS: None

There was no New Business.

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

AYES: Members and Chairperson Moore

NAYS: None

Meeting adjourned at 6:04 p.m.

Barry K. Moore, Chairperson
Edmond Planning Commission

Randy Entz, Secretary
Edmond Planning Commission