

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, May 20, 2025 in the City Council Chambers at 20 South Littler. Other members present were Chip Winter, Mark Hoose, Austin Gotcher, and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Kristi McCone, City Planner; Avery Geist, Associate Planner; Brad Moery, Senior Civil Engineer; and Madeline Sawyer, City Attorney.

2. Approval of the minutes

The first item on the agenda was the approval of May 6, 2025 minutes.

Motion by Winter, seconded by Chapman, to approve the minutes. Motion carried by a vote of 5-0 as follows:

AYES: Winter, Chapman, Gotcher, Hoose, and Chair Blundell
NAYS: None

2. General Consent Items:

- A. Case No. PR25-00004; Consideration of the Final Plat for Saints Blvd East located on the east side of Saints Boulevard, north of East 2nd Street. (Wallace Design Collective; Ward 2)
- B. Case No. PR24-00029; Consideration of the Final Plat for Bungalow Heights Section 3, located north of East 2nd Street, west of Saints Boulevard. (Raptor Development, LLC; Ward 2)

Motion to approve Items 2.A. and 2.B. by Hoose, seconded by Gotcher. Motion carried by a vote of 5-0 as follows:

AYES: Hoose, Gotcher, Chapman, Winter and Chair Blundell
NAYS: None

These items will be heard by City Council on June 9, 2025.

3. Public Hearing Items:

- A. Case No. ES25-00003; Public Hearing and Consideration of a Partial Electric Easement Closing located at 9333 E 33rd Street. (City of Edmond; Ward 2)

Staff reported pertinent details about the case including the location; Edmond Electric states that their facilities have been relocated, and the portion of the easement requested for closure is no longer needed; and the Engineering Department has no objection to the partial easement closing.

Motion to approve by Chapman, seconded by Hoose. Motion carried by a vote of 5-0 as follows:

AYES: Chapman, Hoose, Gotcher, Winter, and Chair Blundell
NAYS: None

This item will be heard by City Council on June 9, 2025.

- B. Case No. Z25-00008; Public Hearing and Consideration of a Rezoning of a property that is located north of 2nd Street and on the west side of Mountain View Park. (Greg Massey; Ward 2)

Staff reported pertinent details about the case. Applicant is requesting approval of a zoning map amendment from “G-A” General Ag to “R-2-A” Suburban Estate District. The 5.6-acre Subject Property is located north of 2nd Street on the west side of the Mountain View Park addition. Nearby zoning and uses include: North and east are zoned “G-A” General Agricultural and developed with residential structures. A large parcel ESE is undeveloped. South is zoned “L-2” Lake Residential and is developed with residential structures. West is “A” PUD (Arbor Creek), developed with residential structures; and “E-1” Retail General Commercial, developed with a detached garage. This application is for a by-right zoning district which allows single family detached residential dwellings with relatively large setbacks. The minimum lot size is 60,000 square feet. The Edmond Plan, 2018 designates this area Rural Neighborhood and the “R-2-A” district is appropriate.

Katherine Sims, Arbor Creek resident, asked for more details about the lot splits and setbacks. Andres Baker, representative for the applicant, stated that the property will be split into three lots.

Motion to approve by Hoose, seconded by Chapman. Motion carried by a vote of 5-0 as follows:

AYES: Hoose, Chapman, Gotcher, Winter, and Chair Blundell
NAYS: None

This item will be heard by City Council on June 9, 2025.

4. Discussion and Consideration Items:

None.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members.

None.

7. Adjournment:

Motion by Gotcher, seconded by Winter to adjourn the meeting. **Motion carried** by a vote of 5-0 as follows:

AYES: Gotcher, Winter, Chapman, Hoose, and Chair Blundell.

NAYS: None

The meeting was adjourned at 5:38p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission