

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, November 04, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, Chip Winter and Ryan Chapman. Present for the City were Ken Bryan, Planning Director; Kristi McCone, Principal Planner; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney.

2. General Consent Items:

- A. Approval of October 07, 2025 Minutes.
- B. Case No. PR25-00009; Public Hearing and Consideration of a Preliminary Plat for Santa Fe & Mill Valley Addition (aka Kind Enterprises-Arise Well Residences), located on the east side of Santa Fe Avenue, south of West Edmond Road. (Kind Enterprises; Ward 4)
***This item has been continued to the November 18, 2025 Planning Commission as requested by applicant.**
- C. Case No. DD25-00011; Consideration for deed approval for the property located at 3312 Short Drive. (Justin Smith; Ward 1)
- D. Case No. DD25-00009; Consideration for a Deed Certification for a property that is located at 648 S Hiwassee. (Caleb Ring; Ward 2)
- E. Case No. PR23-00009; Consideration for Extension of an Approved Final Plat of 103 N Broadway, located on the northwest corner of Broadway and Hurd. (103 Broadway LLC; Ward 1)

Motion by Hoose, seconded by Gotcher to approve the items A through E under General Consent. Motion carried by a vote of 5-0 as follows:

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

NAYS: None

Item E. will be heard by City Council on November 24, 2025.

3. Discussion and Consideration Items:

No items were pulled for discussion.

4. Public Hearing Items:

- A. Public Hearing and Consideration of Approval of an Ordinance Amending Chapter 22 of the Edmond Municipal Code by Amending Sections 22.3.6.B.2 and 22.6.4.A, D., E., G. and J. to Incorporate the Downtown Streetscape Standards; Providing for Repealer and Severability; and Providing an Effective Date. (Citywide)

Darren Scott, the project manager from Kimley-Horn and Associates Inc (KHA), presented an overview of the project to create the Downtown Streetscape Standards and key details about the standards themselves.

Commissioner Winter asked what the major changes are between what the city currently has and these updated streetscapes and how this will affect the concrete barriers on Broadway. Mr. Scott answered by confirming that the café space on Broadway would be unaffected by adopting/approving these standards.

There was no public comment.

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

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

NAYS: None

This item will be heard by City Council on November 24, 2025.

5. Citizen Comments:

None.

6. Comments from the Planning Commission Chair and Members.

None.

7. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 5:52 p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission