

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, November 18, 2025 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, and Chip Winter. Present for the City were Ken Bryan, Planning Director; Kristi McCone, Principal Planner; MaryAnn Blakely, Planning Admin Technician; Keith Beatty, Senior Development Engineer; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney. Commissioner Ryan Chapman was absent.

2. Consideration of Approval of Planning Commission Regular Meeting Minutes; November 04, 2025.

Motion by Hoose, seconded by Winter to approve November 04, 2025 meeting minutes.
Motion carried by a vote of 4-0 as follows:

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

3. Public Hearing Items:

Items A & B were heard together but voted on separately.

- A. Case No. SP25-00012; Public Hearing and Consideration for a Site Plan application for Kind Enterprises-Arise Well Residences, located on the east side of Santa Fe Avenue, south of Edmond Road. (Kind Enterprises; Ward 4)

David Jones was present for the applicant.

Staff reported pertinent details about the case. The Subject Property is approximately 3 acres. The map shows the specific location at the northeast corner of Santa Fe and Mill Valley. The proposed project includes the following details: Two buildings approximately 9,200 sq ft each; The elevations show the buildings to be 29 feet tall at their highest point; The façade will consist of brick and stucco with wood and metal accents; The subject property will be platted into 2 lots, one of which will be a common area for detention. The application includes 4 variances: Two points of access are proposed – a full-access drive on Santa Fe; and a right-turn only drive on Mill Valley; Each of the proposed drives requires a variance. The PUD provided for two options related to access – Option A was to obtain permission from the Mill Valley property owners to cut the median and build a drive at least 150 feet from Santa Fe, meeting the separation requirement. Option B proposed a drive on Santa Fe with 325 feet of separation from either Mill Valley to the south or Big Horn to the north. The proposed project includes components from both Options. 1) The Mill Valley drive is approximately 141 feet from Santa Fe. The standard is 150 feet.; 2) The Santa Fe drive is approximately 313 feet from Mill Valley and 193 from Big Horn. The standard is 325 feet.; 3) The applicant is requesting a variance from the right-of-way standards which require a 25-foot sight triangle at the intersection of Mill Valley and Santa Fe. The applicant is proposing to install stormwater infrastructure in this

area; and 4) The applicant is requesting a variance from the water line connection standard that prohibits dead ends. As proposed the water line extension would create a dead end.

The Commission had questions regarding the requested variances to Title 21.

The Commission voted on each variance as follows.

1. Variance to Title 21.02.090C requiring a 25-foot sight triangle at street intersections. Vote passed 4-0 as follows:
Motion: Hoose
Second: Gotcher
Ayes: Hoose, Gotcher, Winter and Chair Blundell
Nays: None.
2. Variance to Title 21.02.101(A)(5) requires 325 feet of separation on Santa Fe Avenue which is measured from centerlines of driveways to face of curb of streets. Vote passed 4-0 as follows:
Motion: Hoose
Second: Winter
Ayes: Hoose, Winter, Gotcher and Chair Blundell
Nays: None
3. Variance to Title 22.6.1(E)(b) requires 150 feet of separation on Mill Valley Boulevard and the proposed driveway is shown approximately 141 feet east of Santa Fe Avenue. Vote passed 4-0 as follows:
Motion: Hoose
Second: Winter
Ayes: Hoose, Winter, Gotcher, and Chair Blundell.
4. Variance to Title 21.03.070 – Water Lines, “Dead end mains are strongly discouraged and should not be approved. Temporary dead ends shall terminate with a fire hydrant.” Vote failed 0-4 as follows:
Motion: Hoose
Second: Gotcher
Ayes: None
Nays: Hoose, Gotcher, Winter, and Chair Blundell.

Motion by Gotcher, seconded by Hoose to approve without the Variance to Title 21.03.070-Water Lines. Motion carried by a vote of 4-0 as follows:

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

This item will be heard by City Council on December 08, 2025.

- 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)

David Jones was present for applicant.

Motion by Gotcher, seconded by Hoose to approve without the Variance to Title 21.03.070- Water Lines. Motion carried by a vote of 4-0 as follows:

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

NAYS: None

This item will be heard by City Council on December 08, 2025.

- C. Case No. SP25-00015; Public Hearing and Consideration for a Site Plan application for Edmond Community Church, located at 849 North Westminster Road. (Edmond Community Church; Ward 2)

Muhammad Khan was present for the applicant.

Staff reported pertinent details about the case. The Subject Property for this Site Plan is approximately 4.7 acres. The map shows the specific location on the west side of Westminster, between Danforth and Highway 66. The proposed Site Plan includes the following details: One building approximately 8,400 sq ft; Access will be from a drive onto Westminster; The applicant is requesting an exception to constructing sidewalks in this predominately rural area. They will dedicate the required right-of-way along their entire frontage and address the sidewalk needs during future phases of their overall development. Planning Commission can approve or deny this exception; The elevations show the building to be 22 feet tall at its highest point; The façade will include composite metal panels with stone veneer and metal trim. Staff recommends approval, including the exception to the sidewalk requirement.

Commissioner Gotcher asked about the timeline of the sidewalks for this project.

There were concerns about light pollution, water quality, drag racing in the parking lots, widening Westminster, and tree line buffer from neighboring residents.

Motion by Gotcher, seconded by Winter to approve. Motion carried by a vote of 4-0 as follows:

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

NAYS: None

This item will not be heard by City Council.

4. Citizen Comments:

None.

5. Comments from the Planning Commission Chair and Members.

None.

6. Adjournment:

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

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

NAYS: None

The meeting was adjourned at 6:28 p.m.

Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission