

1. Call to order

The Edmond Planning Commission Meeting was called to order by Chair Brian Blundell at 5:30 p.m., Tuesday, May 05, 2026 in the City Hall Council Chambers at 22 E Main Street. Other members present were Austin Gotcher, Mark Hoose, and Vice-Chair Chip Winter. Present for the City were Ken Bryan, Director of Planning; Kristi McCone, Principal Planner; Avery Geist, Associate Planner; Austin Smith, Development Engineer; and Madeline Sawyer, City Attorney. Commissioner Ryan Chapman was absent.

2. Approval of Meeting Minutes: April 21, 2026

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

AYES: Winter, Gotcher, Hoose, and Chair Blundell

NAYS: None

3. Public Hearing Items:

- A. Case No. SP24-00018; Public Hearing and Consideration of Approval of a Site Plan application for Edmond U-Haul Storage Building, located at 913 South Broadway. (Amerco Real Estate Company; Ward 3)

Todd McKinnis was present for Applicant.

Staff reported pertinent details about the case including that the Subject Property for this Site Plan is approximately 6.3 acres. The map shows the location on the west side of Broadway at approximately 10th Street. The proposed Site Plan includes the following details: Two buildings; the west building is approximately 27,000 sq ft, and the east building is approximately 88,000 sq ft.; Access will be from Broadway; The applicant is proposing to close 3 of the 5 existing driveways, and bring the remaining 2 driveways up to current standards; The elevations show the west building to be 39 feet tall and the east building to be 45 feet to be tall; The façade will consist of insulated metal panels.

The application includes a request for a variance to a variance to Title 22.6.5 (D)(1) to reduce the sensitive border setback along the southern property line. This item requires 2 motions – first one on the variance request and then one on the site plan itself. Staff recommends approval subject to the variance.

Commissioner Winter asked about a letter that was sent to the land owner to the south, Mrs. Casey.

There were public comments about sales tax and the notification of the residents to the south of the property.

1. Consideration of variance to Title 22.6.5(D)(1) to reduce the sensitive border setback.

Motion by Gotcher, seconded by Winter to approve variance to Title 22.6.5(D)(1). Motion carried by a vote of 4-0 as follows:

AYES: Gotcher, Winter, Hoose, and Chair Blundell

NAYS: None

Motion by Winter, seconded by Gotcher to approve Case No. SP24-00018 including the variance to Title 22.6.5(D)(1). Motion carried by a vote of 4-0 as follows:

AYES: Winter, Gotcher, Hoose, and Chair Blundell

NAYS: None

This item will be heard by City Council on May 26, 2026.

5. Citizen Comments:

An applicant spoke to the Planning Commission regarding a project that is currently under review.

6. Comments from the Planning Commission Chair and Members.

None.

7. 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 5:48 p.m.



Brian Blundell, Chair
Edmond Planning Commission

Ken Bryan, Secretary
Edmond Planning Commission