

**MINUTES OF THE  
PLANNING COMMISSION MEETING  
July 12, 2022**

The Planning Commission of the City of Moore, Oklahoma held a meeting on July 12, 2022 in the Council Chambers, Moore City Hall, 301 North Broadway, Moore, Oklahoma.

**Agenda Item No. 1, being:** ROLL CALL

Chairman Sherrard announced the time and called the Planning Commission Meeting to order. The following members reported present.

Kent Graham	Gary Lunow	Chad Burks	Don Snow	Kenneth Jarema
Chris Rickman	Brandon Laib	Jack Joiner	Ralph Sherrard	

**Absent:** None

**Staff:** Elizabeth Weitman, Community Development Director, Nora Kerbo, Administrative Assistant

**Agenda Item No. 2, being:** PLEDGE OF ALLEGIANCE

**Agenda Item No. 3 being:** MINUTES

a) Approval of the **Minutes of the July 14, 2022 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Minutes of the July 14, 2022 Planning Commission Meeting**, as written. Gary Lunow seconded the motion. Roll was called.

**Ayes:** Graham, Lunow, Snow, Jarema, Rickman, Joiner, Sherrard

**Nays:**

**Abstained:** Burks, Laib

**Absent:**

**Agenda Item No. 4a being:** REPORTS – PLANNING COMMISSION MEMBERS – None

**Agenda Item No. 4b, being:** REPORTS - PLANNING COMMISSION STAFF

Ms. Weitman reported the following items were discussed and considered by City Council on the below listed dates:

**June 6, 2022**

**Approved:**

- Rezoning Application RZ1021 by Trevini, LLC/Amir Marfatia, from C1 to C3
- Final Plat for Cypress Creek, Section 1, by Farzaneh Development, LLP

**June 20, 2022**

**Approved:**

- Rezoning Application RZ1019 by Star Castle Investments, LLC/Hossien Farzaneh, from A-1 to R-1/PUD and the companion Preliminary Plat for Urbansky Farms

**July 5, 2022**

**Approved:**

- Rezoning Application RZ1022 by Justin Rhodes, from A-1 to R-1
- Final Plat for QuikTrip No. 7011, by AAB Engineering, LLC/QuikTrip Corporation

Ms. Weitman gave an update regarding ODOT and the S. Shields and Northmoor Intersection. ODOT has agreed to relinquish jurisdiction over the intersection, to the City of Moore, which will allow the City to coordinate the signalization of the intersection. Signalization of the intersection was of major concern during the discussions for approval of the QuikTrip Final Plat.

**Agenda Item No. 5a, being: NEW BUSINESS**

Discuss and consider the **Preliminary Plat of Harle Addition**, located in the NE/4 of Section 23, T10N, R3W, being south of SE 4th Street and west of Eastern Avenue. Application by Samuel Harle. **Ward 1.**

The subject site is located south of SE 4<sup>th</sup> St and west of S Eastern Ave. The property is currently zoned C-3 with a permissive use for mini-storage. The applicant is proposing to develop the property with 2 lots with the eastern lot fronting Eastern Avenue is proposed as a commercial retail site and the western back lot being proposed for mini-storage.

Public water and sewer utilities are available to serve the site.

Access is provided by Eastern Ave. The 2 proposed lots will utilize a shared access off of Eastern Avenue, which is the only new approach proposed on this plat.

The site does contain a FEMA-regulated floodplain. All FEMA requirements must be met for development within a floodplain. On-site stormwater detention is required. To be compliant with the 2021 Stormwater Management Criteria, the plat must include a 50' buffer from top of bank from the drainage channel to the west and all building structures must be constructed with the finished floor 2' above the BFE.

The Envision Moore 2040 Plan calls for this location to be Neighborhood Commercial. Land uses allowed in Neighborhood Commercial include office, retail and service uses. This application was reviewed as to its conformance with the intent of the Plan.

This proposed development is not located within ¼ mile of a school, however the site is shown as part of the greenway multi-use trail corridor. A pedestrian easement will be required for future trail construction as shown in the Comprehensive Plan and a sidewalk is required along S. Eastern Avenue.

This site does contain a FEMA-regulated floodplain. On-site stormwater detention is proposed. For compliance with the plan, a 50' riparian buffer is required from the top of bank of the drainage channel to the west.

Due to the proposed land use and site development, staff believes that this application is in compliance with the intent of the Envision Moore 2040 Plan. The specific development requirements will be reviewed at the building permit stage to determine compliance with the policies and goals outlined in the plan.

This site is located in an existing commercial area near SE 4<sup>th</sup> St and Eastern Avenue and is zoned for commercial retail use. Due to this application's conformity with the Moore City Code and the goals and policies of the comprehensive plan, staff recommends approval of this application.

Chairman Sherrard asked if the applicant was present.

Jacob Shanice, 608 (inaudible), Shawnee OK. Introduced himself as working with the engineer for the project and representing the applicant Samuel Harle. Mr. Shanice offered to answer questions. Mr. Richard Landes with Landes Surveying also introduced himself and offered to answer questions.

Chairman Sherrard asked if the applicant had reviewed and are in agreement with staff recommendations. Mr. Landes answered, yes.

Chairman Sherrard asked if there were any members of the audience who wished to address this item. Hearing none, a motion was requested.

Kent Graham asked if the plan remains for Lot 2 to be developed as mini-storage. Mr. Landes answered, yes. Even with so many mini-storages in the area, there is still a demand.

Chairman Sherrard asked if there were any members of the audience who wished to address this item. Hearing none, a motion was requested.

Kent Graham motioned to recommend approval of the **Preliminary Plat for Harle Addition**, subject to staff recommendations. Chad Burks seconded the motion. Roll was called.

**Ayes:** Graham, Lunow, Burks, Snow, Jarema, Rickman, Laib, Joiner, Sherrard  
**Nays:**  
**Abstained:**  
**Absent:**

**Agenda Item No. 6 being:** CITIZENS - None

**Agenda Item No. 7 being:** ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 7:22 p.m.

**Motion:** Kent Graham motioned for adjournment. Chad Burks seconded the motion. Roll was called.

**Ayes:** Graham, Lunow, Burks, Snow, Jarema, Rickman, Laib, Joiner, Sherrard  
**Nays:**  
**Abstained:**  
**Absent:**

RECORDED FROM NOTES & TRANSCRIBED BY \_\_\_\_\_  
Nora Kerbo, Administrative Assistant