

**MINUTES OF THE
PLANNING COMMISSION MEETING
December 13, 2022**

The Planning Commission of the City of Moore, Oklahoma held a meeting on December 13, 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	Don Snow	Kenneth Jarema
Chris Rickman	Brandon Laib	Jack Joiner	Ralph Sherrard

Absent: Chad Burks

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 October 11, 2022 Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kent Graham motioned to recommend approval of the **Minutes of the October 11, 2022 Planning Commission Meeting**, as written. Gary Lunow seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Burks

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

Agenda Item No. 4b, being: REPORTS - PLANNING COMMISSION STAFF - None

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and consider **Rezoning Application No. RZ1029**, located in the NE/4 of Section 15, T10N, R3W, being north of NW 5th Street and west of I-35 Service Road, a/k/a 601 NW 5th Street, from C-4 Planned Shopping Center District to C-4/PU Planned Shopping Center District with a Permissive Use for Gasoline Sales; Light. Application by KGS KS1, LLC/Chandana Perera. **Ward 3.**

The subject site is located north of NW 5th Street and west of I-35 at 601 NW 5th Street. The property is currently zoned C-4 Planned Shopping Center District and is developed with a gas station and convenience store that has been vacant for several years. In 2021 Moore City Council approved updates to the Moore Zoning Code that placed all automotive uses as a use on review in most commercial zoning districts, including the C-4 zoning district. With this change in the zoning code and the length of time the subject property has been vacant, a rezoning is required to consider a permissive use for this property for a gas station and convenience store.

The property is currently served by public water and sewer. Access is provided from NW 5th Street and the I-35 Service Road.

There is no FEMA-designated floodplain located on the property.

The Envision Moore 2040 Plan calls for this location to be Regional Center. Land uses in the Regional Center designation include high-intensity commercial uses that thrive on a high level of visual and vehicular access. These uses typically offer their goods and services to a larger regional population. This application was reviewed as to its conformance with the intent of the Plan.

Because gas stations along the interstate are considered to be regional commercial in nature, an amendment to the comprehensive plan is not necessary.

Permissive Uses by definition are uses that may not be appropriate in all areas within the underlying zoning due to potentially undesirable characteristics affecting sensitive uses. Each Permissive Use application should be viewed as unique and evaluated on their individual merits.

For gasoline sales, past experience has shown that the use may generate high traffic and noise and therefore should be located away from sensitive uses, such as single-family homes, etc. However, this application is located in a highly commercialized area along the I-35 Corridor abutting other commercial uses. A gas station and convenience store at this location is not anticipated to negatively affect the surrounding area. Staff recommends approval of this application.

Chairman Sherrard asked if the applicant was present. Dan Perera, 11011 Brooklet Drive, Suite 220, Houston, TX, introduced himself as the applicant and offered to answer any questions. Chairman Sherrard asked if the underground storage tanks have been removed. Mr. Perera answered, yes and they would be replaced with new tanks. In addition, at the time the tanks were removed a soil test was performed and there were no

contaminations to the soil. Chairman Sherrard asked if the brand of station that would be the tenant. Mr. Perera answered yes, it would be a Phillips 66 Station.

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

Gary Lunow motioned to recommend approval of the **Rezoning Application No. RZ1029**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

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

Nays:

Abstained:

Absent: Burks

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 8:10 p.m.

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

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

Nays:

Abstained:

Absent: Burks

RECORDED FROM NOTES & TRANSCRIBED BY _____
Nora Kerbo, Administrative Assistant