

**MINUTES OF THE
PLANNING COMMISSION MEETING
July 9, 2024**

The Planning Commission of the City of Moore, Oklahoma held a meeting on July 9, 2024, 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.

Gary Lunow	Kenneth Jarema	Jack Joiner
Brandon Laib,	Emily Richey	Ralph Sherrard

Absent: Chad Burks, Don Snow

Staff: Elizabeth Weitman, Community Development Director, Lauren Purcell, Assistant Planner, 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 June 11, 2024, Planning Commission Meeting.**

Chairman Sherrard requested a motion.

Kenneth Jarema motioned to recommend approval of the **Minutes of June 11, 2024, Planning Commission Meeting**, as written. Gary Lunow seconded the motion. Roll was called.

Ayes: Lunow, Jarema, Joiner, Richey, Sherrard

Nays:

Abstained: Laib

Absent: Burks, Snow

Agenda Item No. 4 being: REPORTS Planning Commission Members - None
Community Development Staff

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

July 1, 2024

Approved:

- **Rezoning Application No. RZ1044**, from C-5 Automotive and Commercial Recreation District to C-3 Commercial Recreation District at 306 N. Telephone Road.
- **Final Plat of Eagle Lane Duplexes** located east of Eagle Lane and north of SW 19th Street.

Ms. Weitman also reported that 3 new members have been appointed to the Planning Commission and will be joining us at the September Planning Commission Meeting.

Chairman Sherrard move to the next item on the Agenda.

Agenda Item No. 5a, being: NEW BUSINESS

Discuss and Consider the **Final Plat of Sonoma Lakes, Phase III**, located in the SE/4 of Section 7, T10N, R2W, being North of NE 12th Street and West of Sunnyslane Road. Application by Sonoma Development Group, LLC/Justin Rhodes. **Ward 2.**

Ms. Lauren Purcell, Assistant City Planner, gave the following presentation.

The subject site is located north of NE 12th Street and east of Bryant Ave. The property was rezoned from A-2 Suburban Agriculture to R-1 Single Family Residential and Preliminary Platted in 2012 for the development of the Sonoma Lakes Addition. The final plat for Sonoma Lakes Addition, Phase 3 consists of 43 residential lots on approximately 17 acres and includes 2 Common Areas: Common Area G and F. Common area G is to be used for stormwater drainage and common area F is an extension of Common area E, from Phase 2, for existing easements.

An 8" water and sewer main is available south of the site along Pendleton Pl, NE 15th St., and Maclaren Ln in Section 2 of the addition. Water and sewer will be extended through Phase 3.

Access is available from Pendleton Pl and Maclaren Ln as platted in Phase 2 of the addition.

A FEMA floodplain and floodway is located on the west side of the property. Because this phase of the development is under the 2021 Drainage Criteria regulations, the floodplain and floodway are contained in the proposed Common Area G, and the plat includes a 50' riparian buffer along the channel that is not included in the residential lots. Additionally, the development must account for the incremental increase in detention volume from the old drainage criteria to the 2021 Drainage Criteria.

The proposed Final Plat of the Sonoma Lakes Addition, Phase 3 development, varies from the approved Preliminary Plat by increasing the access points to Phase 2 and reserving the FEMA floodplain and floodway,

along with a 50' riparian buffer as required in the 2021 Drainage Criteria. These changes are considered improvements on the original design.

Staff recommends approval of the Final Plat.

Chairman Sherrard asked if there were the commission had any questions for staff. After no response, Chairman Sherrard asked if the applicant was present.

Anthony Hanley, with Crafton Tull, introduced himself as the engineer for the project representing the applicant. Mr. Hanley, stated, the Final Plat does deviate from the Preliminary Plat, however the Plat does comply with the 2021 Drainage Ordinance. Mr. Hanley offered to answer any questions.

Commissioner Lunow asked if the applicant agrees with all staff recommendations. Mr. Hanley, answered, yes.

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

Gary Lunow motioned to recommend **Approval of the Fina Plat of Sonoma Lakes, Phase III**, subject to staff recommendations. Brandon Laib seconded the motion. Roll was called.

Ayes: Lunow, Jarema, Joiner, Laib, Richey, Sherrard

Nays:

Abstained:

Absent : Burks, Snow

Agenda Item No. 6 being: CITIZENS - None

Agenda Item No. 7 being: ADJOURNMENT

Chairman Sherrard requested a motion to adjourn at 7:12 p.m.

Motion: Gary Lunow motioned for adjournment. Brandon Laib seconded the motion. Roll was called.

Ayes: Lunow, Jarema, Joiner, Laib, Richey, Sherrard

Nays:

Abstained:

Absent : Burks, Snow

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