

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

AGENDA
CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION
April 2, 2018

Members of the City of Muskogee Planning and Zoning Commission are hereby requested to attend a Regular Meeting to be held on April 2, 2018, at 9:00 a.m. in the Council Chambers, 3rd Floor of the Municipal Building, Muskogee, Oklahoma, for the purpose of discussing the following items:

1. Roll Call.
2. Approval of the Minutes of the April 5, 2018 Planning and Zoning Commission meeting.
3. Consider approval of the request from Linda Brydges (Norman Thygesen, Agent) to consolidate Lots "A", "B", 16, 17, 18, and 19, Block 4 of the Amended plat of Blocks 1 to 8 inclusive of College Heights Addition, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

TRACT 1

A TRACT OF LAND SITUATED IN AND BEING A PART OF LOTS 16, 17, 18, AND 19 IN BLOCK 4 OF AMENDED PLAT OF BLOCKS 1 TO 8 INCLUSIVE OF COLLEGE HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY OKLAHOMA, WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 (93) OKLAHOMA STATE PLANE, NORTH ZONE AND PREPARED ON 3/7/18 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, THENCE S2°45'51"E ALONG THE WEST LINE OF LOT 16 A DISTANCE OF 128.33 FEET; THENCE S84°32'28"E A DISTANCE OF 114.36 FEET TO THE EAST LINE OF LOT 19; THENCE N11°05'07"E ALONG SAID EAST LINE OF LOT 19 A DISTANCE OF 24.54 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 99.06 FEET AN ARC LENGTH OF 123.25 FEET AND A CHORD BEARING OF N30°33'07"W A DISTANCE OF 115.45 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 503.12 FEET AN ARC LENGTH OF 65.35 FEET AND A CHORD BEARING OF N76°33'02"W A DISTANCE OF 62.35 FEET TO THE POINT OF BEGINNING. CONTAINING 13,096 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

TRACT 2

ALL OF LOT A & B LESS THE SOUTH 2.5 FEET THEREOF OF THE REPLAT OF LOTS 20 TO 45 INCLUSIVE OF BLOCK 4 OF THE AMENDED PLAT OF BLOCKS 1 TO 8

INCLUSIVE OF COLLEGE HEIGHTS ADDITION AND PART OF LOTS 16, 17, 18 AND 19 IN BLOCK 4 OF AMENDED PLAT OF BLOCKS 1 TO 8 INCLUSIVE OF COLLEGE HEIGHTS ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY OKLAHOMA, WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 (93) OKLAHOMA STATE PLANE, NORTH ZONE AND PREPARED ON 3/7/18 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 16 THENCE S2°45'51"E ALONG THE WEST LINE OF LOT 16 A DISTANCE OF 128.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF LOT 16 A DISTANCE OF 32.95 FEET TO THE SOUTHWEST CORNER LOT 16 AND A POINT ON THE NORTH LINE OF LOT A; THENCE N87°05'24"W ALONG THE NORTH LINE OF LOT A, A DISTANCE OF 114.72 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE S25°40'55"E ALONG THE WEST LINE OF LOTS A AND B A DISTANCE OF 113.30 FEET; THENCE S81°04'00"E PARALLEL TO AND 2.5 FEET NORTH OF THE SOUTH LINE OF LOT B A DISTANCE OF 164.69 FEET TO THE EAST LINE OF LOTS A AND B; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1744.06 FEET AN ARC LENGTH OF 114.95 FEET AND A CHORD BEARING OF N6°11'02"E A DISTANCE OF 114.92 FEET TO THE NORTHEAST CORNER OF LOT A AND THE SOUTHEAST CORNER OF LOT 19; THENCE N11°05'07"E ALONG THE EAST LINE OF LOT 19 A DISTANCE OF 29.76 FEET; THENCE N 84°32'28"W A DISTANCE OF 114.36 FEET TO THE POINT OF BEGINNING. CONTAINING 24,256 SQUARE FEET OR 0.56 ACRES MORE OR LESS.

Adjournment

Planning Commission

2.

Meeting Date: 04/02/2018

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Approval of the Minutes of the April 5, 2018 Planning and Zoning Commission meeting.

LEGAL DESCRIPTION:

BACKGROUND:

See attached minutes.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

COMP&ZC Minutes

MINUTES
City of Muskogee Planning and Zoning Commission
March 5, 2018

Members of the City of Muskogee Planning and Zoning Commission were called to order at a Regular Scheduled Meeting on Monday, March 5, 2018 at 9:00 a.m., in the Council Chambers, 3rd Floor of the Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present: Commissioner Jack Bethany; Commissioner Mark Luttrull; Commissioner Shirley Hilton-Flanary; Commissioner Patrick Cale; Commissioner Stella Derrick
Absent: Commissioner Lathon Archie III; Commissioner Justin Walker
Staff Gary D. Garvin, Director of Planning and Economic Development; Tish Callahan, Assistant
Present: Planning Director; Susan Ross, Office Administrator

1 Roll Call.

2 Chairman Mark Luttrull called for approval of the Minutes of the February 5, 2018 Planning and Zoning Commission Meeting with an addendum to the minutes. Chairman Mark Luttrull asked staff to add a statement to the minutes when no one is present to address the Planning Commission during Public Hearings.

Motion was made by Commissioner Shirley Hilton-Flanary, seconded by Commissioner Jack Bethany

AYE: Commissioner Jack Bethany, Commissioner Mark Luttrull, Commissioner Patrick Cale, Commissioner Shirley Hilton-Flanary, Commissioner Stella Derrick

Carried - Unanimously

3 Gary D. Garvin, Planning Director, presented the staff report on the request from Randy and Cindy Garrouette to consider approval of a Preliminary and Final Plat of Sooner Addition, consisting of two (2) lots on 2.83 acres, located on the north side of Harris Road, east of Country Club Road. Mr. Garvin stated that the property is being platted to allow it to be developed residentially. The applicants are proposing to build two (2) single-family dwellings on the property. The Subdivision Review Committee reviewed the Preliminary and Final Plats, and recommended approval with conditions and all conditions have been met. Staff recommends approval.

Motion was made by Commissioner Jack Bethany, seconded by Commissioner Patrick Cale

AYE: Commissioner Jack Bethany, Commissioner Mark Luttrull, Commissioner Patrick Cale, Commissioner Shirley Hilton-Flanary, Commissioner Stella Derrick

Carried - Unanimously

There being no further business to come before the City of Muskogee Planning and Zoning Commission, Chairman Mark Luttrull adjourned the meeting at 9:10 a.m.

Planning Commission

3.

Meeting Date: 04/02/2018

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the request from Linda Brydges (Norman Thygesen, Agent) to consolidate Lots "A", "B", 16, 17, 18, and 19, Block 4 of the Amended plat of Blocks 1 to 8 inclusive of College Heights Addition, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

LEGAL DESCRIPTION:

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BACKGROUND:

The applicant, Linda Brydges (Norman Thygesen, Agent) is requesting approval to consolidate Lots "A", "B", 16, 17, 18 and 19 into two (2) tracts. The Lot Consolidation is being requested to allow accessory building currently located on the proposed Tract 1, to be part of the proposed Tract 2. The new Tract 1 will consist of 13,096 square feet, and Tract 2 will consist of 24,256 square feet. The properties comply with all of the area regulations within the Zoning Ordinance.

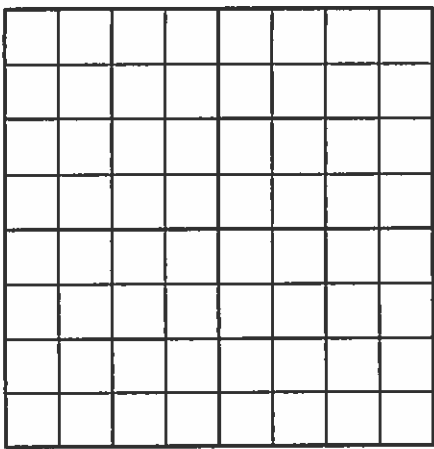
RECOMMENDED STAFF ACTION:

Approve the Lot Consolidation.

Fiscal Impact

Attachments

Lot Consolidation - Thygesen



LOT SPLIT & CONSOLIDATION

SHEET 1 OF 2

I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

LOCATION MAP

SEC. 20 T 15 N, R 18 E

SCALE: 1" = 50'

⊙ = IRON PIN

—x— = FENCE

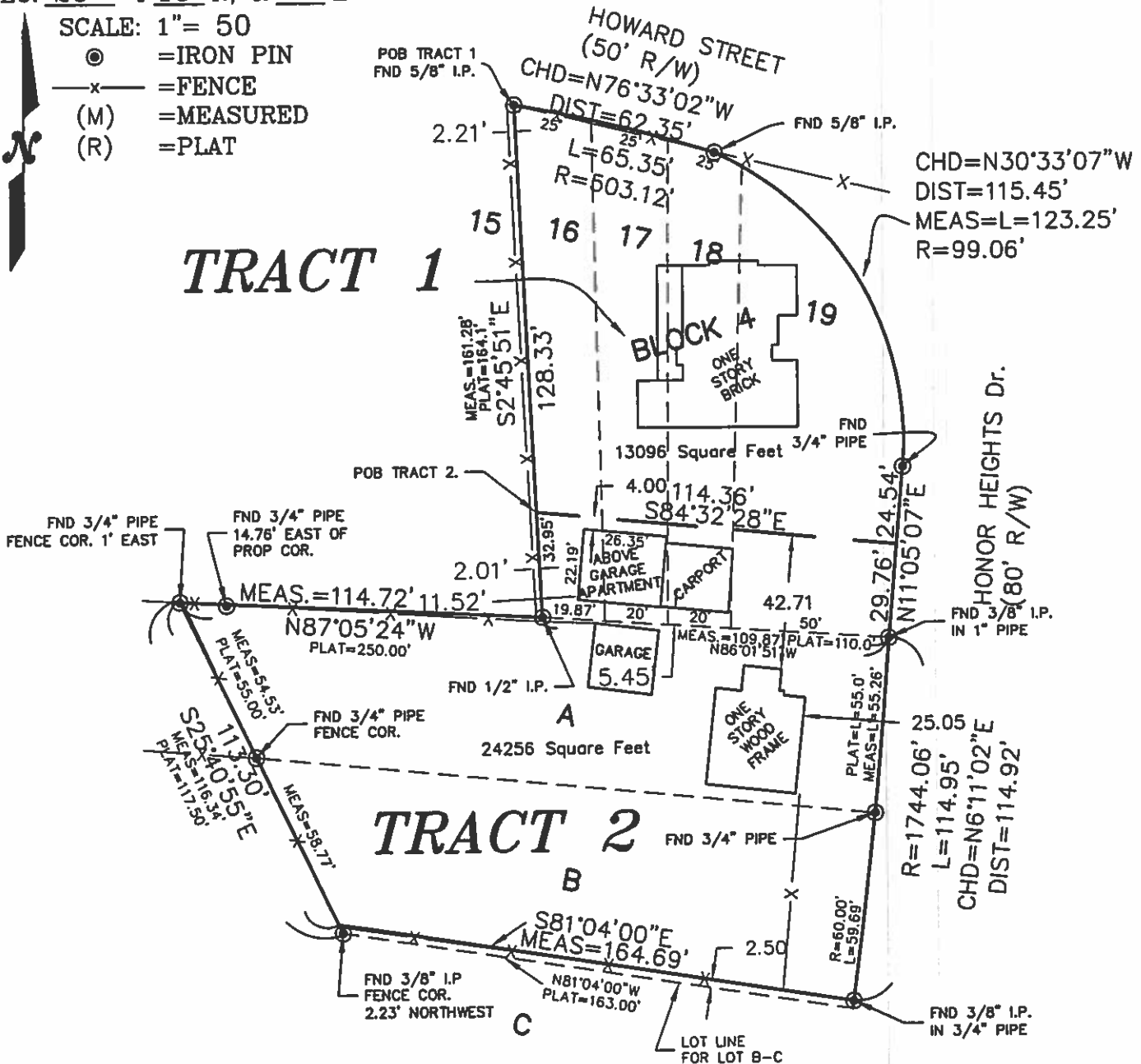
(M) = MEASURED

(R) = PLAT

Planning Commision Chairman

Date

TRACT 1



NOTE:
THE PINS WILL BE SET AFTER THE LOT
SPLIT AND CONSOLIDATION HAS BEEN
APPROVED BY THE CITY OF MUSKOGEE.

3/12/2018

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401

(918) 682-7796

FOR: NORMAN THYGESEN

DATE: 3/7/18

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.



BEARINGS ARE BASED ON
NAD83(93) OKLAHOMA
STATE PLANE COORDINATE
SYSTEM, NORTH ZONE.

W.O.# 6677

SURVEYED BY: JT

DRAWN BY: MAR

Last Site Visit: 3/5/18

FILE NAME
Mar 12, 2018 - 9:44am
S:\CAD - HEARTLAND-FILES\wo6677.dwg