

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).

POSTING DATE: APRIL 28, 2022

AGENDA
PLANNING AND ZONING COMMISSION
MAY 2, 2022

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

REGULAR SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of Planning Commission Minutes of April 4, 2022, or take other necessary action.
2. Consider approval of the request from Thomas Hill to consolidate the following: a) Lots 5 through 9 in Block 6 into Tract 1; b) Lots 10 through 14 in Block 6 into Tract 2; c) Lots 16 through 19 in Block 6 into Tract 3; and, d) Lots 20 through 24 in Block 6 into Tract 4, all in West Muskogee Addition, or take other necessary action. (Scott Hazelton)
3. Consider approval of the request from Jannel Jamerson to consolidate lots 1,2, and 3 of Block 27 in Garrett Heights Addition into Tract 1, or take other necessary action. (Scott Hazelton)
4. Discuss and receive video presentation on Planning Commission training Commissioner. (Scott Hazelton)

ADJOURN

Planning Commission

1.

Meeting Date: 05/02/2022

Initiator: Judy Villalobos, Office Administrator II

Information

AGENDA ITEM TITLE:

Consider approval of Planning Commission Minutes of April 4, 2022, or take other necessary action.

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

04-04-2022 pcmin

MINUTES
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
APRIL 4, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on April 4, 2022, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present: Stacy Alexander, Chair; Patrick Reeder, Commissioner; D'Elbie Walker, Commissioner; Leroy Walker Sr., Commissioner; Michelle Shirley, Commissioner

Absent: Darrell Russell, Vice Chair; Paige Frix, Commissioner

Staff Present: Susan Ross, Office Administrator
Scott Hazelton, Planning Director

- 1 Stacy Alexander presented the item to consider approval of Planning Commission Minutes of March 21, 2022, or take other necessary action.

Commissioner Leroy Walker made a motion to approve minutes of the March 21, 2022 meeting. Commissioner Michelle Shirley seconded the motion.

Motion was made by Commissioner Leroy Walker Sr., seconded by Commissioner Michelle Shirley

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

- 2 Planning Director Scott Hazelton presented the item to consider approval of the request from Jorge Bermudez to split lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into a single tract of record and the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into a separate tract in Block 7 of the Reid Heights Addition. Consider approval to consolidate lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into Tract 1, and consolidate the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into Tract 2, or take other necessary action. Mr. Hazelton stated that the applicant Jorge Bermudez is submitting a request to consider splitting lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into a single tract of record and the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into a separate tract in Block 7 of the Reid Heights Addition and to consider approval to consolidate lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into Tract 1, and consolidate the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into Tract 2. There is an existing house located in the proposed Tract 1. The location of the property is on the Northeast corner of Washington and Baltimore Streets.

Commissioner D'Elbie Walker made a motion to approve the lot split and consolidation. Commissioner Patrick Reeder seconded the motion.

- 3 Planning Director Scott Hazelton presented the item to discuss allowing metal as an additional approved building material, and if appropriate, direct staff to modify City Code 90-09-04, Commercial District Design Standards, authorizing the change for further consideration. Mr. Hazelton stated that the metal buildings would be allowed in Commercial and Industrial zoning for primary structures and accessory buildings in residential zoning. Mr. Hazelton asked for input from the Planning Commission. Discussion followed and Planning commission members asked for more details about the types of metal buildings that would be allowed and for some sample pictures of buildings.

Motion was made by Commissioner D'Elbie Walker, seconded by Commissioner Patrick Reeder

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

- 4 Planning Director Scott Hazelton presented the item to discuss the potential revision to the Residential Agriculture zoning district, and if appropriate, direct staff to modify the City Code. Mr. Hazelton stated that the current Residential Agriculture zone allows for 6 chickens per acre and 2 animals (livestock) per acre. Some options may include requiring a specific use permit, adding a buffer to the property, adding restrictions next to property located next to residential zones, lowering the density per acre and requiring so many acres with no grandfathering.

Doug Walton, 2702 Gibson, stated that he would like to see more urban farming allowed in the city limits. Mr. Walton stated that urban farming is growing across the nation and it promotes healthy living. Mr. Walton stated that he would like to see our

city to move in this direction and allow more farming use inside the city limits.

After a some discussion commission members agreed that more information is needed and would like to know what is allowed by other cities that are a comparable size to Muskogee.

5 Presentation of the Planning Commission Training Video.

The link to the Planning Commission Training Video was blocked by a firewall and unable to be shown to members.

Commissioner D'Elbie Walker made a motion to table the item to the next meeting. Commissioner Leroy Walker seconded the motion.

Motion was made by Commissioner D'Elbie Walker, seconded by Commissioner Leroy Walker Sr.

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

There being no further business, the meeting was adjourned.

Planning Commission

2.

Meeting Date: 05/02/2022

Initiator: Scott Hazelton, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the request from Thomas Hill to consolidate the following: a) Lots 5 through 9 in Block 6 into Tract 1; b) Lots 10 through 14 in Block 6 into Tract 2; c) Lots 16 through 19 in Block 6 into Tract 3; and, d) Lots 20 through 24 in Block 6 into Tract 4, all in West Muskogee Addition, or take other necessary action. (Scott Hazelton)

LEGAL DESCRIPTION:

LOTS 5-14 & 16-24, BLOCK 6 IN WEST MUSKOGEE ADDITION CITY OF MUSKOGEE, IN MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The owner and applicant Thomas Hill is requesting to consolidate 19 lots into 4 lots in the R-5 Mobile Home zoning district. The proposed lots meet the required minimum lot size for this zone and staff does recommend approval.

RECOMMENDED STAFF ACTION:

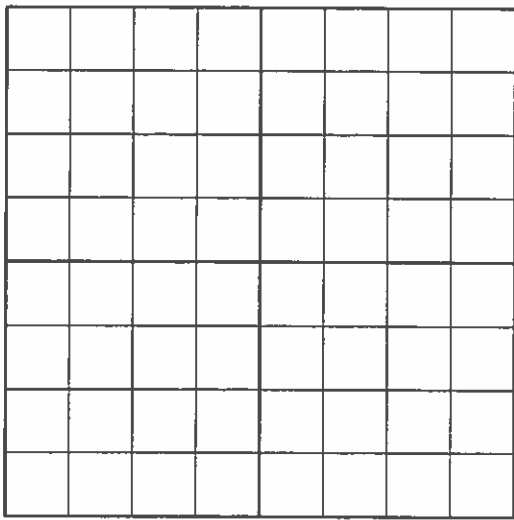
Approve the request of Thomas Hill to collapse the 19 lots into 4 tracts, legal description Lots 5-14 & 16-24 Block 6 West Muskogee Addition

Fiscal Impact

Attachments

Thomas Hill Lot Cons

LOT CONSOLIDATION



LOCATION MAP

SEC. 30 T 15 N, R 18 E
SCALE: 1"= 60'



LEGAL DESCRIPTIONS

TRACT 1: LOTS 5, 6, 7, 8 AND 9 OF BLOCK 6 OF WEST MUSKOGEE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 16,500 SQUARE FEET, MORE OR LESS.

TRACT 2: LOTS 10, 11, 12, 13 AND 14 OF BLOCK 6 OF WEST MUSKOGEE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 16,500 SQUARE FEET, MORE OR LESS.

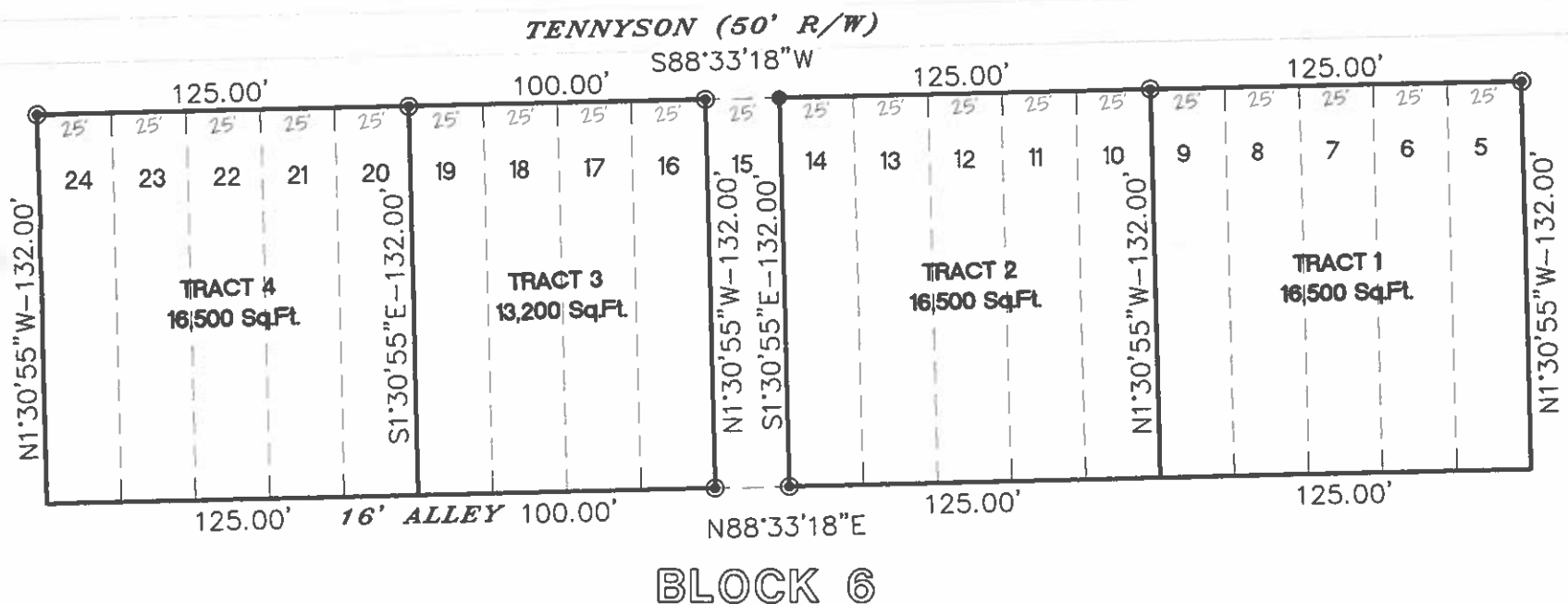
TRACT 3: LOTS 16, 17, 18 AND 19 OF BLOCK 6 OF WEST MUSKOGEE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 13,200 SQUARE FEET, MORE OR LESS.

TRACT 4: LOTS 20, 21, 22, 23 AND 24 OF BLOCK 6 OF WEST MUSKOGEE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 16,500 SQUARE FEET, MORE OR LESS.

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

Planning Commision Chairman

Date



4/15/2022

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: THOMAS HILL

REVISED DATE: 4/12/2022

W.O.# 10265-LC

SURVEYED BY: JT/AC

DRAWN BY: AM

Last Site Visit: 4/11/22

Planning Commission

3.

Meeting Date: 05/02/2022

Initiator: Scott Hazelton, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the request from Jannel Jamerson to consolidate lots 1,2, and 3 of Block 27 in Garrett Heights Addition into Tract 1, or take other necessary action. (Scott Hazelton)

LEGAL DESCRIPTION:

LOTS 1, 2, AND 3 OF BLOCK 27 IN GARRET HEIGHTS ADDITION, CITY OF MUSKOGEE, IN MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The owner and applicant Jannel Jamerson is requesting to consolidate 3 tracts into 1 in the R-1 Single Family Residential Zoning District. This proposal meets the minimum required lot size for the R-1 Zoning district. Staff recommends approval.

RECOMMENDED STAFF ACTION:

Approve the request of Jannel Jamerson to consolidate [Lots 1, 2 and 3 of Block 27 in Garret Heights Addition](#) into a single tract of record.

Fiscal Impact

Attachments

Lot Cons Jannel Jamerson

LOT CONSOLIDATION

LEGAL DESCRIPTION

TRACT 1

LOTS 1, 2 AND 3 OF BLOCK 27 IN GARRETT HEIGHTS ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.45 ACRES, MORE OR LESS.

LOCATION MAP

SEC. 27 T 15 N, R 18 E

SCALE: 1" = 30'

⊙ = IRON PIN

—x— = FENCE

(M) = MEASURED

(R) = RECORD

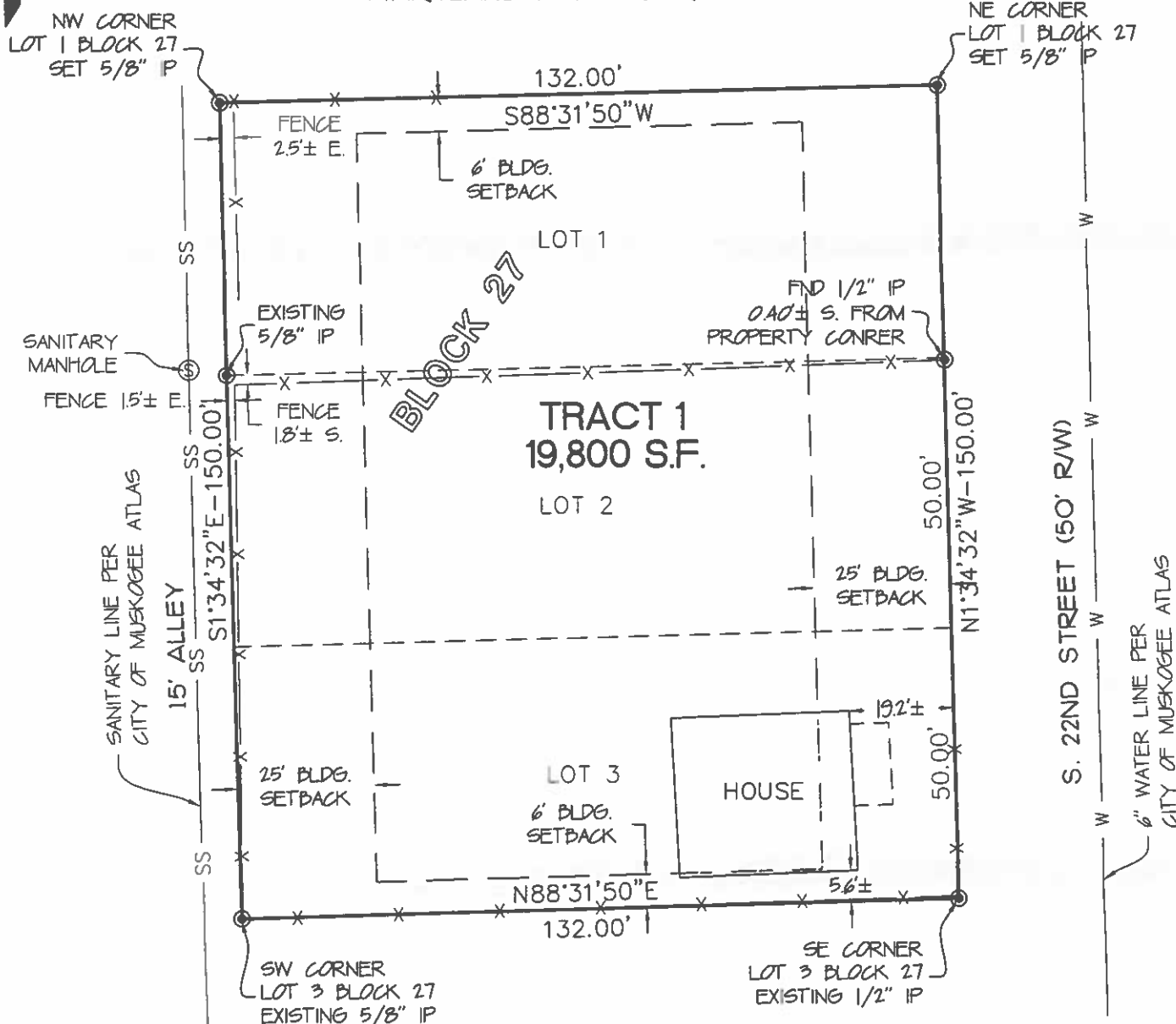
CURRENT ZONE: R-1

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

Planning Commission Chairman

Date

MARYLAND AVE. (50' R/W)



3/25/2022

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: Jannel Jamerson
1209 S. 22nd St., Muskogee
DATE: 3/21/2022

BEARINGS ARE BASED ON NAD83
OKLAHOMA STATE PLANE
COORDINATE SYSTEM.

W.O.# 10267

SURVEYED BY: JT/AC

DRAWN BY: AM

Last Site Visit: 3/16/22



FILE NAME
Mar 25, 2022 - 10:52am
S:\CAD - HEARTLAND - FILES\W010267.dwg

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

Planning Commission

4.

Meeting Date: 05/02/2022

Initiator: Scott Hazelton, Planning Director

Information

AGENDA ITEM TITLE:

Discuss and receive video presentation on Planning Commission training Commissioner. (Scott Hazelton)

LEGAL DESCRIPTION:

None

BACKGROUND:

The city attorney's office worked with a college student to develop these training videos for all boards. Please provide feedback on the format as you watch. This video is also available on the city's Youtube for reference.

RECOMMENDED STAFF ACTION:

None

Fiscal Impact

Attachments

No file(s) attached.
