

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: 07/14/2022

AGENDA
PLANNING AND ZONING COMMISSION
JULY 18, 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 July 5, 2022, or take other necessary action.
2. Hold a Public Hearing and take action on the approval of Ordinance 4168 to close a 20 foot alleyway located in Block 10 of Harrison Place Addition for purpose of property consolidation, or take necessary action. (Katrina Bodenhamer)
3. Hold a Public Hearing and take action on the approval of the preliminary and final plat for Lettie Mae Addition, or take other necessary action.(Katrina Bodenhamer)
4. Hold a Public Hearing and take action on a request by Hammons, Hamby and Price Attorney, applicant (Garrett Funeral Home, LLC owner) for a special exception to allow a building housing a retort (crematory) to cremate human remains within the C-2, General Commercial District, more specifically for a property located at 1020 W. Okmulgee, or take necessary action (Katrina Bodenhamer)
5. Hold a Public Hearing and take action to consider approval of the request from Brady Ross to split Lots 1 & 2 of Ft. Davis 3rd Addition, into two tracts, or take any necessary action. (Katrina Bodenhamer)

ADJOURN

Planning Commission

1.

Meeting Date: 07/18/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of Planning Commission Minutes of July 5, 2022, or take other necessary action.

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

Planning Minutes 07-05-22

MINUTES
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
JULY 5, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on July 5, 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; Paige Frix, Commissioner; Leroy Walker Sr., Commissioner; Michelle Shirley, Commissioner

Absent: Darrell Russell, Vice Chair; D'Elbie Walker, Commissioner

Staff Present: Katrina Bodenhamer , Interim City Planner

Attendees: Roy Tucker , City Attorney
Christina Ratterree, Office Administrator

- 1 Consider approval of Planning Commission Minutes of July 5, 2022 , or take other necessary action.

Motion was made by Commissioner Patrick Reeder, seconded by Commissioner Leroy Walker Sr. to deny the Specific Use Permit for 800 W Okmulgee.

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner Paige Frix, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

- 2 Hold a Public Hearing and take action on the request from Okmulgee Enterprises LLC for a Specific Use Permit for the cultivation and processing of Medical Marijuana, facility located at 800 W Okmulgee, or take other necessary action.

Interim Planning Director Katrina Bodenhamer presented item to consider a request from applicant Okmulgee Enterprises, LLC for a Special Use Permit to allow for the

cultivation and processing of Medical Marijuana within the C-2 General Commercial District, more specifically for a property located at 800 W Okmulgee.

Chair Stacy Alexander opened a Public Hearing

Gerald Miller, 229 W Okmulgee sent in a formal objection in writing citing reasons as concerns for the re-vitalization of the Muskogee Downtown area and his opinion that the applicant has a lack of concern about the current appearance of the building. He also cited his concerns about the safety of butane tanks.

Dr. J'Dene Rogers, Integrity Pathways Behavioral Health Agency, 814 W Okmulgee, sent in an objection and stated she provides Substance Abuse and Behavioral Health Counseling for the community and that the smell coming from the surrounding, existing marijuana businesses is a possible trigger and hindrance to maintaining sobriety.

Kevin Chartney, First Baptist Church Pastor, 111 S 7th Street, brought multiple members of his church who stood with him in protest. Pastor Chartney states his objection and cites his time in Africa where marijuana is legal and the negative effects it had on the people of the country. He also states his concern for his church members safety with the overwhelming smell.

Tony Kilgore, Bebb's Flowers, 701 W Broadway states his objection and cites the smell for employees and customers is very intense from the existing marijuana businesses. He explained how bad the smell of marijuana is for his flower business.

Mark Luttruil stated his objection and noted the proximity to the Loft Apartment building, First Baptist Church, Public Library and public safety concern from people illegally walking down the street smoking marijuana. He expressed concerns about the chemical used in growing marijuana and explosive qualities.

Jacob Blevins, applicant stated he apologized for not knowing that this upset the neighborhood.

Annette Williams stated her objection and noted her concerns about the amount of marijuana grows and dispensary already in town and how many additional the City will allow. She also stated her dislike of the building's appearance and concern about restoring downtown Muskogee.

David Webb, applicant stated he was unaware of the concerns from the community and assured everyone that they are using new technology to help with the ventilation and control smell. He relayed that no chemicals or explosive gases are used in their process, and they have plans to update the outside of the building, once approved.

Lila Bell, Integrity Pathways Behavioral Health Agency, stated her objection and concerns on the effects it may have on her patients in treatment.

Chair Stacy Alexander closed the Public Hearing

Roy Tucker, City Attorney reviewed the ordinance with the Planning Commission.

Motion was made by Commissioner Michelle Shirley, seconded by Commissioner Paige Frix

- 3 Hold a Public Hearing and take action on the approval of Ordinance No. 4165-A to rezone property located at 2900 S 24th St West, being more particularly described in the ordinance from C-1 Local Commercial to I-1 Light Industrial, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take necessary action. (Katrina Bodenhamer)

Katrina Bodenhamer, Interim Planning Director presented the item to consider the request to bring the property located at 2900 S 24th St W into compliance and rezone from C-1 Local Commercial to I-1 Light Industrial.

Chair Stacy Alexander opened a Public Hearing

Timothy Hunsinger, 2831 S 24th Street W, stated he didn't have any objections for the rezoning.

Chair Stacy Alexander closed the Public Hearing

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

- 4 Hold a Public Hearing and take action on the approval of Ordinance 4166-A to rezone property located at 2501 S York Street, being more particularly described in the ordinance from R-1 Single-Family to I-1 Light Industrial, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take necessary action. (Katrina Bodenhamer)

Interim Planning Director Katrina Bodenhamer presented the item to consider a request by Shawn Raper to rezone property at 2501 S York Street from R-1 Single Family to I-1 Light Industrial.

Chair Stacy Alexander opened Public Hearing

Shawn Raper, applicant spoke and stated his approval for rezoning so that his client may lease the property to house a warehouse in the future.

Chair Stacy Alexander closed Public Hearing

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

- 5 Hold a Public Hearing and take action on the approval of Ordinance No. 4164-A to rezone property located at 2500 Gulick, being more particularly described in the ordinance from R-1 Single-Family to R-A Agricultural Residential, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Katrina Bodenhamer)

Katrina Bodenhamer, Interim Planning Director, presented the item to consider the rezoning of property located at 2500 Gulick from R-1 Single-Family to R-A Agricultural to allow for extensive garden and possible crops in the future.

Chair Stacy Alexander opened Public Hearing

Annette Williams, applicant verbalized her agreement and was asked by Committee if she plans to have any animals on property. She stated she did not have any plans to, but would like to continue to bale the fields for hay.

Doug Walton spoke and stated how we needed farming in the area gave information on the amount of animals appropriate for acreage .

Shawn Raper spoke and explained how the area on either side of the property was already used for ag and voiced his approval for rezoning.

Chair Stacy Alexander closed Public Hearing

Motion was made by Commissioner Michelle Shirley, seconded by Commissioner Patrick Reeder

NAY: Commissioner Leroy Walker Sr.
Failed

- 6 Hold a Public Hearing and take action on the approval of Ordinance No. 4167-A to rezone property located at 3300 Fern Mt. Road, being more particularly described in the ordinance from A Agricultural to C-3, Regional Commercial and if approved authorize Staff to revise the Official Zoning Map of the City to reflect said changes, or take necessary action. (Katrina Bodenhamer)

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

- 7 Hold a Public Hearing and consider approval of a lot split submitted and consolidation for the property located at 6th and Broadway by Gary Jobe (applicant) and if approved, authorize Staff to revise the Official Map of the City of Muskogee to reflect said changes, or take necessary action.

Motion was made by Commissioner Leroy Walker Sr., seconded by Chair Stacy Alexander

- 8 Hold a Public Hearing and take action on the approval of the request by Heartland Surveying to consolidate lots 4& 5 of Block 27 of Midland Valley Addition, or take necessary action.

Motion was made by Commissioner Michelle Shirley, seconded by Commissioner Paige Frix

- 9 Hold a Public Hearing and take action on the approval of Ordinance No. 4163A to close and vacate the fifty foot (50') right-of-way located within the Judson C. Fast Addition, known as Eddins Avenue, or take necessary action. (Katrina Bodenhamer)

Chair Stacy Alexander opened Public Hearing

Committee Member Leroy Walker Sr. voiced his concerns about street being closed and objected to street closure.

Chair Stacy Alexander closed Public Hearing

Motion was made by Commissioner Michelle Shirley, seconded by Commissioner Patrick Reeder

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

NAY: Commissioner Paige Frix

Carried

There being no further business, the meeting was adjourned.

Planning Commission

2.

Meeting Date: 07/18/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action on the approval of Ordinance 4168 to close a 20 foot alleyway located in Block 10 of Harrison Place Addition for purpose of property consolidation, or take necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

THE ALLEY RUNNING THROUGH BLOCK 10 IN HARRISON PLACE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The applicant Jeff Carr(owner) is requesting approval to close a twenty foot (20) alley located within Block 10 in Harrison Addition.

At the Subdivision Meeting the request was denied due to utilities ONG and OG&E having main lines that run through and overhead of the said alley. Closure to the alley would block access to line for repair and maintenance.

Notices have been sent to the property owners that abut the alley, as required, and a notice was published in the paper twenty(20) days prior ro the Public Hearing

RECOMMENDED STAFF ACTION:

Staff recommends denial.

Fiscal Impact

Attachments

Aerial View of Alley Closure

Site Map Alley Closure

Haskell St

Haskell St

Barwick St

30

CHUCKLUCK,
REGINALD &
DANILLE

27

26

WISEMAN,
ROBERT &
MARILYN

23

22

WISEMAN,
ROBERT &
MARILYN

19

18

CARR,
JEFFERY

17

1

MOSES,
RANDALL E

4

5

BREWER,
SONNY
(FLOYD) ETAL

8

9

CARR,
JEFFERY A

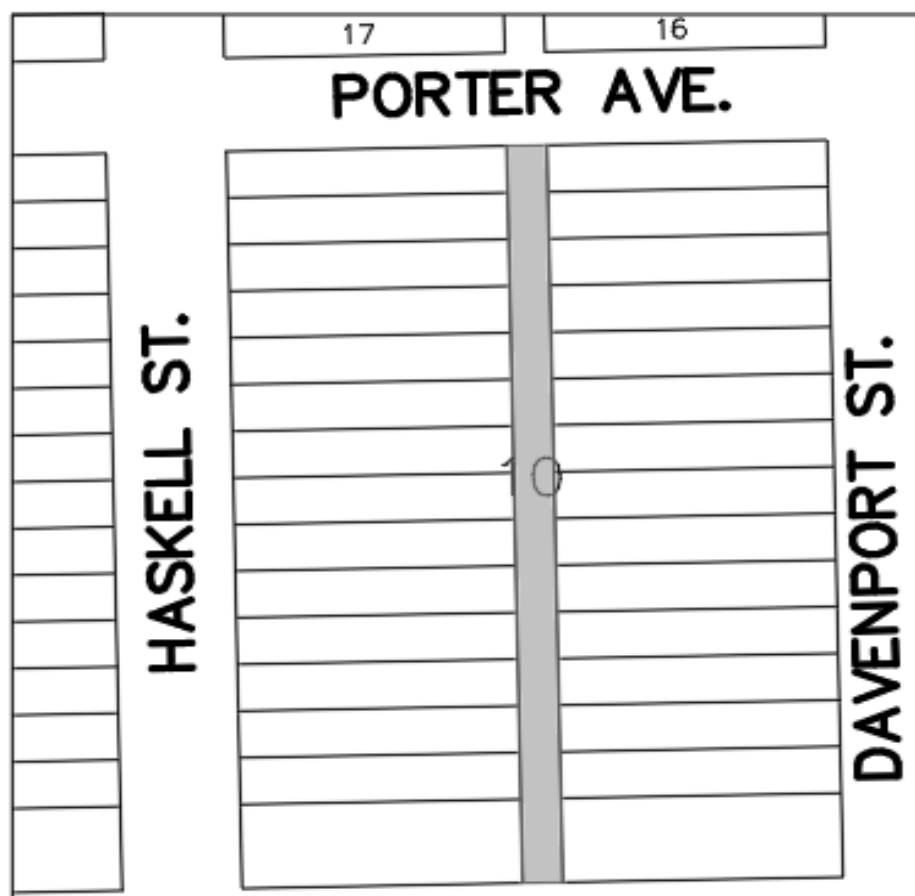
12

13

CARR,
JEFFERY

15

10



Planning Commission

3.

Meeting Date: 07/18/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action on the approval of the preliminary and final plat for Lettie Mae Addition, or take other necessary action.(Katrina Bodenhamer)

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE E/2 E/2 NW/4 OF SECTION 14, T14N,R18E OF THE I.B&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 05/24/2022 BY TONY ROBINSON LS#1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE N/4 CORNER OF SECTION 14, THENCE S1°37'35E ALONG THE EAST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 1166.03 FEET TO THE POINT BEGINNING; THENCE S88°22'06W A DISTANCE OF 50.18 FEET; THENCE S50°18'20W A DISTANCE OF 211.75 FEET; THENCE S88°29'07W A DISTANCE OF 157.08 FEET; THENCE S1°26'51E A DISTANCE OF 383.01FEET; THENCE N88°27'31E A DISTANCE OF 375.16 FEET TO A POINT ON THE EAST LINE OF THE NW/4 OF SECTION 14; THENCE N1°37'35W ALONG THE EAST LINE THEREOF A DISTANCE OF 514.15 FEET TO THE POINT OF BEGINNING. CONTAINING 3.70 ACRES, MORE OR LESS

BACKGROUND:

The applicant, Heartland Surveying on behalf of Ashely Campbell(owner) submitted the Preliminary and Final Plat of Lettie Mae Addition, consisting of one(1) lot, one (1) block on 3.70 acres for a home. The property has access to public sanitary sewer and public water, is currently zoned R-1, Single Family Residential and meets the area regulations for the zoning classification.

RECOMMENDED STAFF ACTION:

Staff recommends approval to forward to Public Works Committee on July 18, 2022.

Fiscal Impact

Attachments

Preliminary Plat Lettie Mae Addition

Final Plat Lettie Mae Addition

COUNTY OF MILWAUKEE

KNOW ALL MEN BY THESE PRESENTS, that we, STORM LOVER, LLC., hereby certify that we are the Owners and the person or persons having any right, title or interests to the following described tract of land, to-wit:

A ROAD OF LAND INQUINATED IN THE E/2, E/2, NW/4 OF SECTION 14, 114N, R16E, OF THE 184M, MUSKOGEE COUNTY, STATE OF OKLAHOMA. WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/24/2022 BY TONY ROBERTSON, LS #1886. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE N/4 CORNER OF SECTION 14, THENCE S1/3, S/2 E, ALONG THE EAST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 1169.03 FEET TO THE POINT OF BEGINNING; THENCE S89.22, 06.7 W A DISTANCE OF 50.18 FEET; THENCE S50.81, 20.2 W A DISTANCE OF 211.75 FEET; THENCE S89.29, 07.7 W A DISTANCE OF 157.08 FEET; THENCE S1, 26, 51 E A DISTANCE OF 383.01 FEET; THENCE N88, 21, 31 E A DISTANCE OF 375.18 FEET TO A POINT ON THE EAST LINE OF THE NW/4 OF SECTION 14; THENCE N1/3, 35, 57 W ALONG THE EAST LINE THEREOF A DISTANCE OF 514.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3.70 ACRES, MORE OR LESS.

I further certify that I have caused said tract of land to be platted into lots and block and I have caused the plat to be made of said tract showing accurate dimension of lots. I hereby designate said tract of land as **LETTFE MAE ADDITION** and dedicate to public use all easements as shown herein.

ASHLEY CAMPBELL, AGENT

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared ASHLEY CAMPBELL, to me known to be the identical persons who signed the name of STORM LOVER, LLC, to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this _____ day of _____, 2022

My Commission expires: _____

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and plotted into lot and block the above described property and that this plot is a true and correct representation thereof. I further certify that this plot meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this _____ day of _____, 2022.

PRELIMINARY
Tony Robison, Land Surveyor 168

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

WITNESS my hand and seal this _____ day of _____, 2022.

Notary Public

My Commission expires: _____

TREASURER'S CERTIFICATE
I hereby certify that as to all real estate involved in the plot, all taxes have been paid for 2021 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2022 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK
This is to certify that the following is a true and correct copy of the original as the same appears in the records of the County Clerk, Alabama: This day of _____, 19__.

County Clerk

APPROVED: City of Muskogee

City Clerk

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C02555, Effective Date February 4, 2011. The subject property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

This plot is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

ASHLEY CAMPBELL, hereby agrees that no transfer of deed or building permits will be transacted until all streets and utility improvements have been completed and accepted by the City of Muskogee or appropriate financial guarantees as required by Section 70-80(d) of the Subdivision regulations have been submitted and accepted.

ASHLEY CAMPBELL

FILE NAME
Jul 23, 2022 - 3:15pm
S:\CAD - HEARTLAND - FILES\W010442-2.dwg

Rwy. 64 - S. Cherokee St.

R. 18 E

R. 63rd St. S.

14

Cullum St.

NOT TO SCALE

LOCATION MAP
NOT TO SCALE

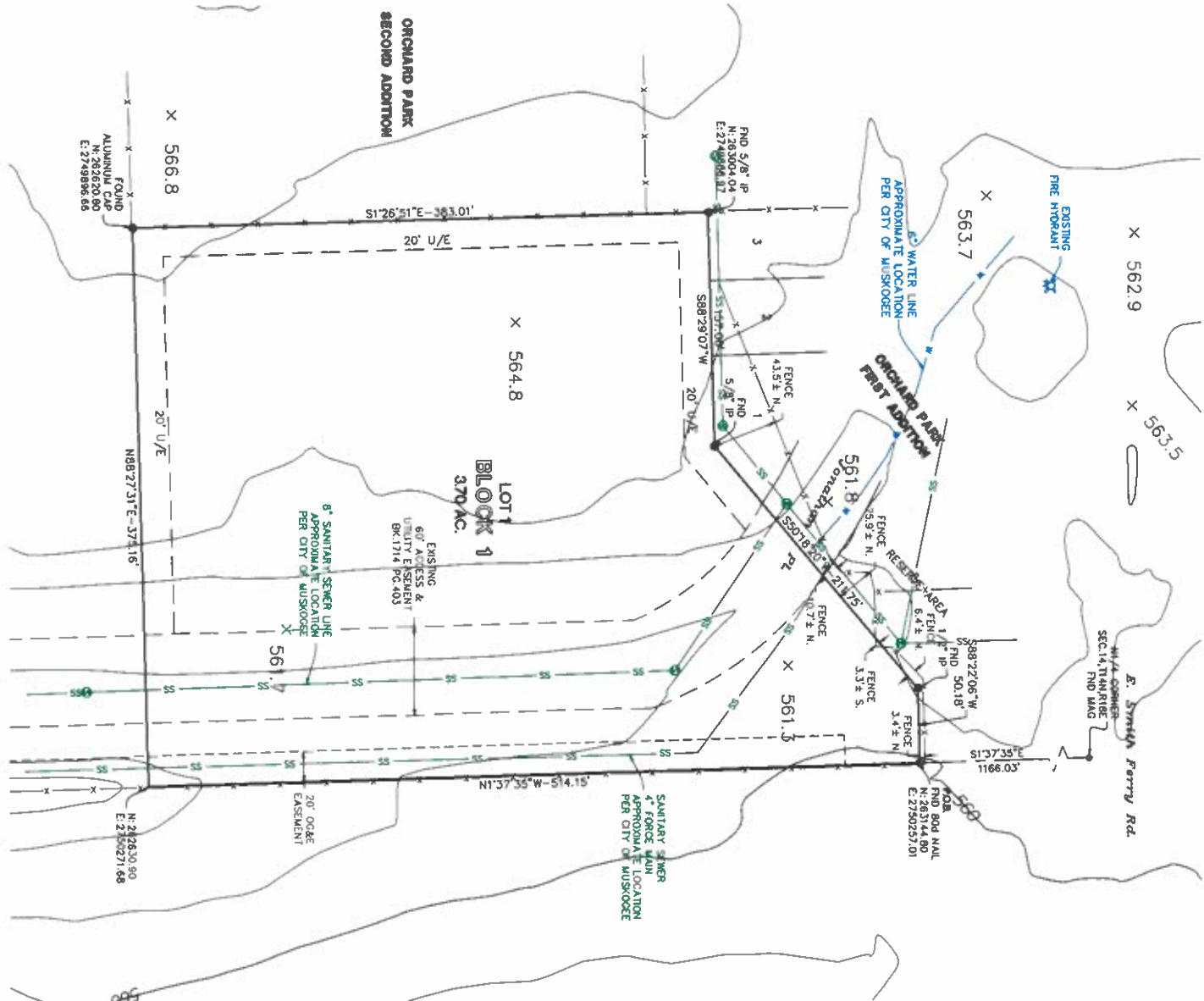
EXISTING ZONING R-
BUILDING SETBACKS:
FRONT = 25'
SIDE = 6'
CORNER SIDE = 15'
REAR = 25'

PREPARED FOR: ASHLEY CAMPBELL

PREPARED BY:
**Heartland Surveying &
Mapping, PLLC**

CA 64848
600 Emporia Pl. 31st 'C'
Hutchings, Oklahoma 7460
(405) 467-7004

PRELIMINARY PLAT
OF
LETTIE MAE ADDITION
IN SECTION 14, T14N, R18E OF I.B.&M.,
CITY OF MUSKOGEE, MUSKOGEE COUNTY,
STATE OF OKLAHOMA

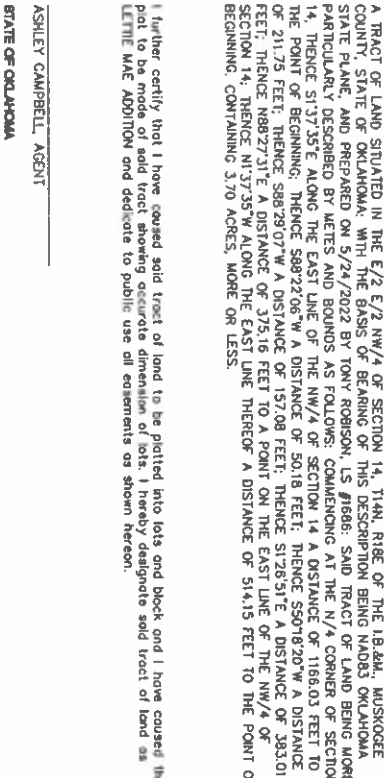


LOT CORNERS TO BE SET AFTER APPROVAL OF PLAT
HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA
STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE



A horizontal scale bar with markings at 50, 0, 50, and 100. Below the bar is the text "SCALE IN FEET".

COUNTY OF HAWAII (OCEAN) STATE OF OAHU (OAHU)



I further certify that I have caused said tract of land to be platted into lots and block and I have caused the plat to be made of said tract showing accurate dimension of lots. I hereby designate said tract of land as **LOT 10** and dedicate to public use oil easements as shown herein.

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared ASHLEY K. CAMPBELL, to me known to be the identical persons who signed the name of STORM LOVER, LLC, to the within and foregoing Instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this _____ day of _____, 2022.

My Commission expires: _____

Notary Public

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and plotted into lot and block the above described property and that this plot is a true and correct representation thereof. I further certify that this plot meets or exceeds the minimum standards for the practice of land surveying.

WITNESS my hand and seal this _____ day of _____, 2022

Tony Robison, Land Surveyor 1686

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this _____ day of _____, 2022.

My Commission expires: _____

TREASURER'S CERTIFICATE
I hereby certify that as to all real estate involved in the plot, all taxes have been paid for 2021 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2022 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK
This plat has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this _____ day of _____, 2022. Book _____ Page _____

County Clerk

Date _____

Mayer

City Clerk

BLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Parcel Number 40101020255F, Effective Date February 4, 2011. The subject property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

This plan is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

1. ASHLEY CAMPBELL, hereby agrees that no transfer of deed or building permits will all streets and utility improvements have been completed and accepted by the City of Muskogee or appropriate financial guarantees as required by Section 70-86(c) of the Subdivision regulations have been submitted and accepted.

ASHLEY CAMPBELL

FILE NAME
Jun 23, 2022 - 3:37pm
S:\CAD - HEARTLAND-FILES\0010442-2.dwg

LOT CORNERS TO BE SET AFTER APPROVAL OF PLAT.
HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA
STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE



Planning Commission

4.

Meeting Date: 07/18/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action on a request by Hammons, Hamby and Price Attorney, applicant (Garrett Funeral Home, LLC owner) for a special exception to allow a building housing a retort (crematory) to cremate human remains within the C-2, General Commercial District, more specifically for a property located at 1020 W. Okmulgee, or take necessary action (Katrina Bodenhamer)

LEGAL DESCRIPTION:

MUSKOGEE OT W50 S122 OF LOT 2 & LOT 3 LESS W50 N127 BLOCK 184, ACCORDING TO THE OFFICIAL PLAT THEROF, MUSKOGEE COUNTY, STATE OF OKLAHOMA

BACKGROUND:

The request was submitted by Hammons Hamby & Price Attorney, applicant on behalf of Garrett Funeral Home, LLC (new owner) to request a Specific Use permit for a new retort(crematory) to be located on the property zoned C-2, General Commercial.

Notices have been sent to the property owners within a 300-foot radius, as required, and a notice was published in the paper twenty(20) days prior to the Public Hearing.

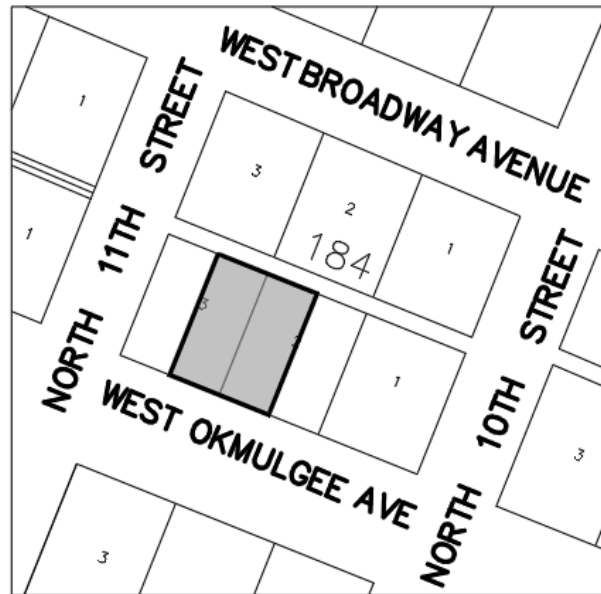
RECOMMENDED STAFF ACTION:

Approve the Special Exception for a retort (crematory) to cremate human remains.

Fiscal Impact

Attachments

1020 W Okmulgee



Applicant: Hammons, Hamby & Price Attorney

PUBLIC NOTICE

Notice is hereby given that on July 18, 2022 at 9:00 a.m., in the Council Chambers of the Municipal Building, Muskogee, Oklahoma, a public hearing will be conducted by the City of Muskogee Planning & Zoning Commission, by the Public Works Committee, on July 18, 2022, at 5:30 p.m., and on July 25, 2022, at 5:30 p.m. by the City Council to issue a specific use permit for property located at 1020 W Okmulgee. City of Muskogee, Muskogee County, State of Oklahoma, to allow for a retort (crematory) to cremate human remains, current zoning C-2 General Commercial

(Please note that if you wish to speak at the Public Works and/or City Council meeting you must sign up 15 minutes before the meeting starts)

The property is more particularly described as:

**MUSKOGEE OT W50 S122 OF LOT 2 & LOT 3 LESS W50 N127 BLOCK 184,
ACCORDING TO THE OFFICIAL PLAT THEROF, MUSKOGEE COUNTY, STATE
OF OKLAHOMA**

And for taking any other actions as authorized by law, of which all interested persons will take notice.

**Stacy Alexander, Chairperson City of Muskogee Planning & Zoning
Commission**

Planning Commission

5.

Meeting Date: 07/18/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and take action to consider approval of the request from Brady Ross to split Lots 1 & 2 of Ft. Davis 3rd Addition, into two tracts, or take any necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

Tract 1 - Lot 1, and the North 27.00 feet of Lot 2, of Ft. Davis 3rd Addition, located in the Northeast Quarter (NE1/4) of Section 18, Township 15 North, Range 19 East, City of Muskogee, Muskogee County, State of Oklahoma. Containing 1.22 acres, more or Less.

Tract 2 - Lot 2, less the North 27.00 feet thereof, Ft. Davis 3rd Addition, located in the Northeast Quarter (NE1/4) of Section 18, Township 15 North, Range 19 East, City of Muskogee, Muskogee County, State of Oklahoma. Containing 0.93 acres, more or Less.

BACKGROUND:

The applicant, Brady Ross, is requesting approval to split the existing two (2) lots into two (2) tracts. The Lot Split is being requested to allow a circle drive and swimming pool to be located on Tract 1. Tract 1 will consist of 1.22 acres, and Tract 2 will consist of 0.93 acres.

The property complies with all the area regulations within the Zoning Ordinance.

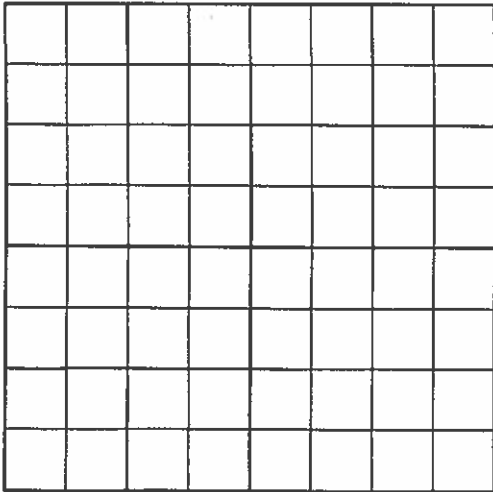
RECOMMENDED STAFF ACTION:

Staff recommends approval of the Lot Split

Fiscal Impact

Attachments

Ross, Brady Lot Split and or Consolidation



LOT SPLIT & CONSOLIDATION

LEGAL DESCRIPTION

TRACT 1: LOT 1 AND THE NORTH 27.00 FEET OF LOT 2 OF FT. DAVIS 3RD ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 1.22 ACRES, MORE OR LESS.

TRACT 2: LOT 2 LESS THE NORTH 27.00 FEET THEREOF, FT. DAVIS 3RD ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.93 ACRES, MORE OR LESS.

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

LOCATION MAP

SEC. 18 T 15 N, R 19 E

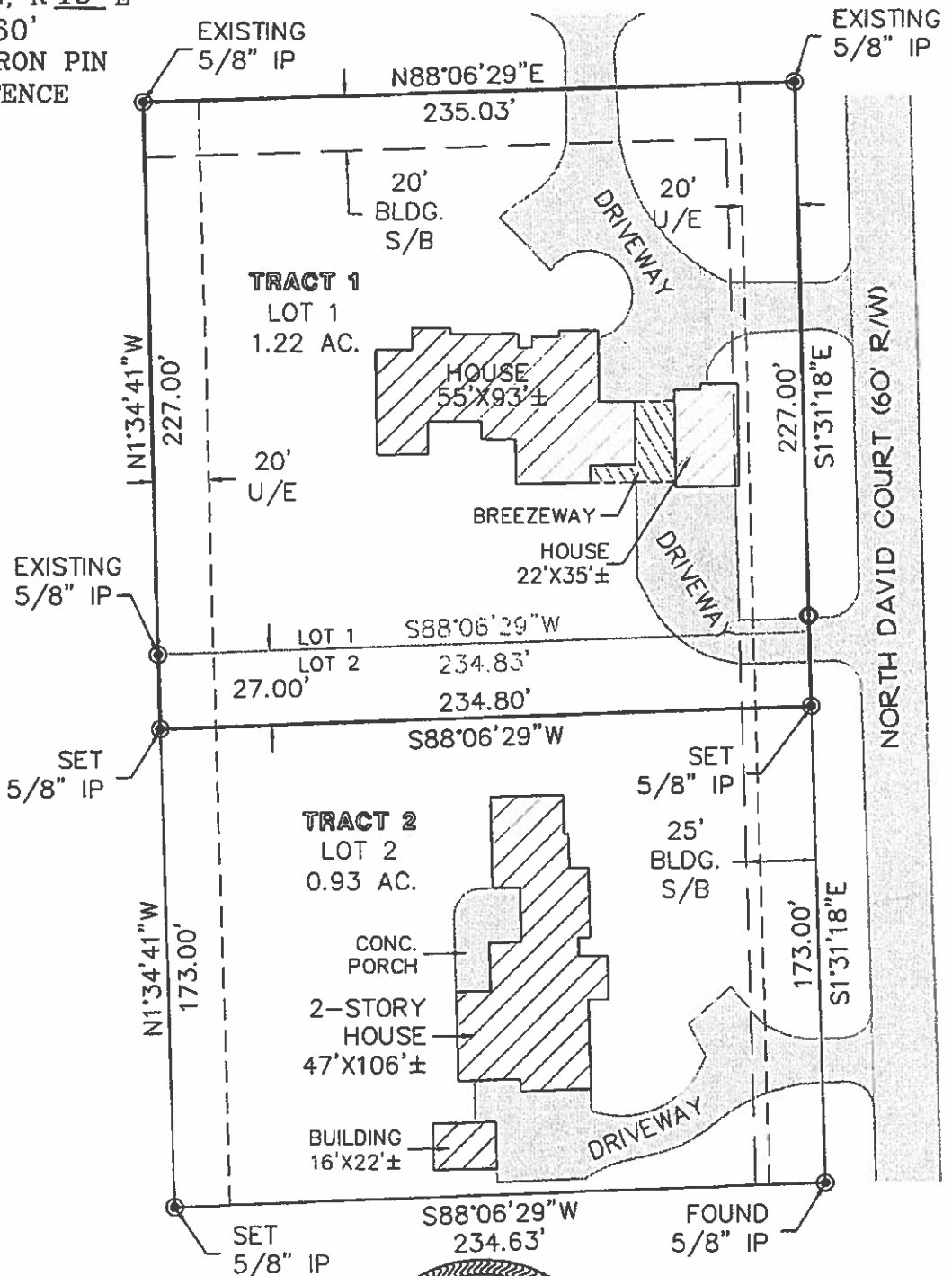
SCALE: 1" = 60'

● = IRON PIN

—x— = FENCE

Planning Commission Chairman

Date



6-11-2014

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

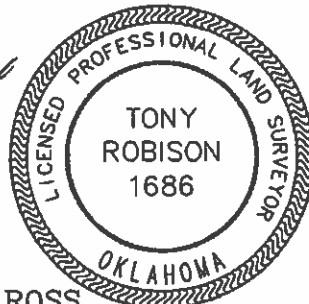
CA #4849

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: BRADY ROSS

REV. DATE: 6/11/14

DATE: 5/14/12



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

W.O.# 2950B

SURVEYED BY: JT/JP

DRAWN BY: AM

Last Site Visit: 6/11/14

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

FILE NAME
Jun 11, 2014 - 3:13pm
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