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: 09-29-22

AGENDA
PLANNING AND ZONING COMMISSION
OCTOBER 3, 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 August 19 , 2022, or take other necessary action.

2. Consider approval of a request submitted by Habitat for Humanity to consolidate Lots 27 and 28 of Block 9, Cream Ridge Addition into I Tract, or take other necessary action(Suzanne Salichs)

3. Consider a request submitted by Nevitt & Nevitt Partnership to consolidate 24 Lots into 1 tract for the purpose of two-family residential development, or take other necessary action.(Suzanne Salichs)

ADJOURN

Planning Commission **1.**

Meeting Date: 10/03/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of Planning Commission Minutes of August 19 , 2022, or take other necessary action.

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

Planning mins. 09-19-22

D R A F T

MINUTES

**OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
SEPTEMBER 19, 2022**

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on September 19, 2022, in the Council Chambers, Municpal 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; Russell Sain, Commissioner; D'Elbie Walker, Commissioner; Judith Hoffman, Commissioner; Betty Blackwell, Commissioner
Absent:	Leroy Walker Sr., Commissioner
Staff Present:	Katrina Bodenhamer , Interim City Planner Director
Attendees:	Christina Ratterree, Office Administrator

1 Consider approval of Planning Commission Minutes of September 6, 2022, or take other necessary action.

Motion was made by Commissioner Judith Hoffman, seconded by Commissioner Betty Blackwell to approve Minutes of September 6, 2022.

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Betty Blackwell

Other: Commissioner Russell Sain (ABSTAIN)

Carried

2 Hold a Public Hearing and take action on the application of Ashley Campbell to approve Ordinance 4170-A to rezone approximately 3.70 acres, being more particularly described in the ordinance, from R-1, Single Family Residential to R-5, Mobile Home Site, 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)

Interim City Planning Director Katrina Bodenhamer presented the application of Ashley Campbell to approve Ordinance 4170-A to rezone approximately 3.70 acres, being more particularly described in the ordinance, from R-1, Single Family Residential to R-5, Mobile Home Site.

Chair Stacy Alexander opened a Public Hearing.

Tim Elam, 4999 Orchard Parkway, Muskogee, OK 74403 voiced concerns about his property value decreasing due to a manufactured home in close proximity to his property.

Gary Pottevent, 601 Jonathan Pl. Muskogee, Ok 74403 stated his concerns about manufactured homes moving into the neighborhood and having a negative effect on his property value.

Chair Stacy Alexander closed Public Hearing.

Motion was made by Commissioner D'Elbie Walker, seconded by Commissioner Patrick Reeder to approve the application of Ashley Campbell to approve Ordinance 4170-A to rezone approximately 3.70 acres, being more particularly described in the ordinance, from R-1, Single Family Residential to R-5, Mobile Home Site, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change.

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, Commissioner Russell Sain, Commissioner D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Betty Blackwell

Carried - Unanimously

There being no further business, the meeting was adjourned.

Planning Commission **2.**

Meeting Date: 10/03/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of a request submitted by Habitat for Humanity to consolidate Lots 27 and 28 of Block 9, Cream Ridge Addition into I Tract, or take other necessary action(Suzanne Salichs)

LEGAL DESCRIPTION:

LOTS 27 AND 28 OF BLOCK 9, CREAM RIDGE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 6,500 SQUARE FEET, MORE OR LESS.

BACKGROUND:

This consolidation request was submitted by Habitat for Humanity to consolidate two lots of their property into 1 tract to build a single-family home. The proposed consolidate doesn't meet the requirement of 7,200 sq ft for a buildable lot and will require a special exception to Section90-08-03(B) before the owners can start construction of the home.

RECOMMENDED STAFF ACTION:

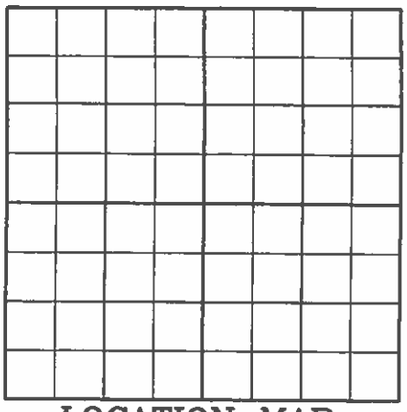
Staff recommends approval.

Fiscal Impact

Attachments

Lot Consolidation, Habitat for Humanity

LOT CONSOLIDATION



LOCATION MAP

SEC. 36 T 15 N, R 18 E

SCALE: 1"= 20'

◉ =IRON PIN

—x— =FENCE

(M) =MEASURED

(R) =RECORD

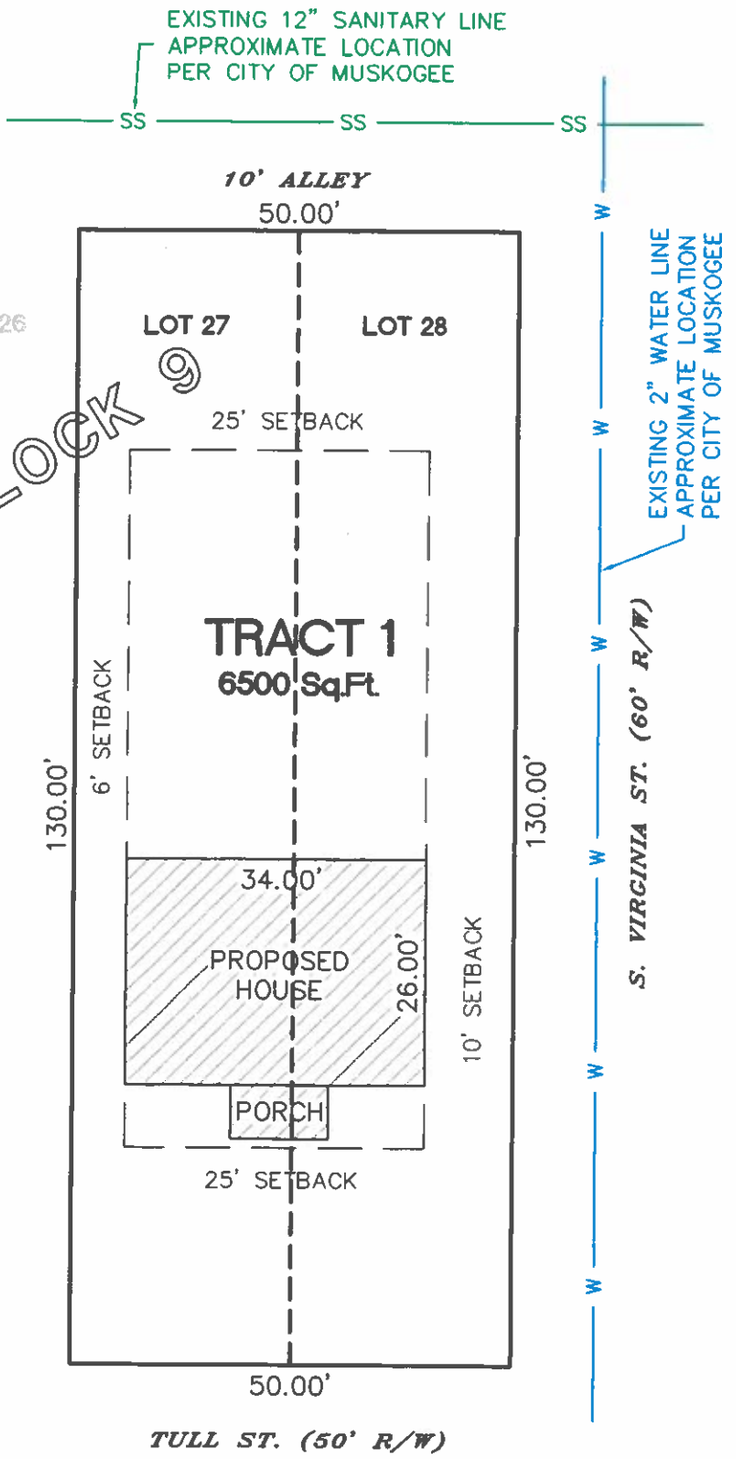
TRACT 1

LEGAL DESCRIPTION

LOTS 27 AND 28 OF BLOCK 9, CREAM RIDGE ADDITION, CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 6,500 SQUARE FEET, MORE OF 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*



ZONE: R-1

SETBACKS:

FRONT 25'

BACK 25'

SIDE 6'

CORNER 15'

LICENSED PROFESSIONAL LAND SURVEYOR
TONY ROBISON 1686
OKLAHOMA

9/20/2022

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: Habitat for Humanity

DATE: 9/20/2022

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

PINS TO BE SET AFTER LOT SPLIT APPROVAL.

BEARINGS ARE BASED ON NAD83 OKLAHOMA STATE PLANE COORDINATE SYSTEM.

W.O.# 10748

SURVEYED BY: _____

DRAWN BY: AM

Last Site Visit: _____

FILE NAME
Sep 20, 2022 - 8:07am
S:\CAD -HEARTLAND-FILES\wo10748.dwg

Planning Commission **3.**

Meeting Date: 10/03/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider a request submitted by Nevitt & Nevitt Partnership to consolidate 24 Lots into 1 tract for the purpose of two-family residential development, or take other necessary action.(Suzanne Salichs)

LEGAL DESCRIPTION:

LOTS 9 THROUGH 32 OF BLOCK 4 AND THE VACATED ALLEY LYING BETWEEN SAID LOTS IN MAPLE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 1.94 ACRES, MORE OR LESS.

BACKGROUND:

This request was submitted by Nevitt & Nevitt Partnership to consolidate 24 Lots into 1 tract for the purpose of two-family residential development. If the Lot Split is approved the tract will meet all requirements of a buildable lot.

RECOMMENDED STAFF ACTION:

Staff recommends approval.

Fiscal Impact

Attachments

No file(s) attached.
