

POSTING DATE: 10-13-2022

AGENDA
PLANNING AND ZONING COMMISSION
OCTOBER 17, 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. Discuss and take action on the appointment of a Chairman and Vice Chairman for the Planning Commission, or take other necessary action. (Suzanne Salichs)
2. Consider approval of Planning Commission Minutes of October 03, 2022, or take other necessary action.
3. Consider a request submitted by Andrae & Thelma Freeman and David Ben & Meekia Edwards for a Lot Split and Consolidation to split the west half of Lot 6 to consolidate with Lot 7 to form Tract 1; and split the east half of Lot 6 to consolidate it with Lot 5 to form tract 2, all in Rolling Oaks Estates Replat, or take other necessary action (Suzanne Salichs).
4. Consider a request by Daisy Paisley Flower, LLC, applicant, for a Specific Use Permit to allow for a Medical Marijuana Dispensary within the C-1, Local Commercial District, more specifically a property located at 1601 E. Okmulgee St., or take other necessary action. (Suzanne Salichs)

ADJOURN

Planning Commission

1.

Meeting Date: 10/17/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Discuss and take action on the appointment of a Chairman and Vice Chairman for the Planning Commission, or take other necessary action. (Suzanne Salichs)

LEGAL DESCRIPTION:

BACKGROUND:

A new chair and vice chair need to be voted in after previous member's terms have expired and new member's have been appointed.

RECOMMENDED STAFF ACTION:

Vote a new chairman and vice chairman.

Fiscal Impact

Attachments

No file(s) attached.

Planning Commission

2.

Meeting Date: 10/17/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider approval of Planning Commission Minutes of October 03, 2022, or take other necessary action.

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

Planning mins. 10-03-22

DRAFT

MINUTES

OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN COUNCIL CHAMBERS OF CITY HALL OCTOBER 3, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on October 3, 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: Russell Sain , Chair; Betty Blackwell , Commissioner; Patrick Reeder, Commissioner; Judith Hoffman , Commissioner; Leroy Walker Sr., Commissioner

Absent: D'Elbie Walker, Commissioner; Ashley Lively , Commissioner

Staff Present: Suzanne Salichs, City Planner
Jessica Zwirtz, Code Enforcement Department Head

Attendees: Christina Ratterree, Office Administrator

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

Motion was made by Commissioner Leroy Walker Sr., seconded by Commissioner Betty Blackwell to approve Minutes of August 19, 2022

AYE: Chair Russell Sain, Commissioner Betty Blackwell, Commissioner Patrick Reeder, Commissioner Judith Hoffman, Commissioner Leroy Walker Sr.

Carried - Unanimously

- 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)

Motion was made by Commissioner Judith Hoffman, seconded by Commissioner Betty Blackwell to approve a request submitted by Habitat for Humanity to consolidate Lots 27 and 28 of Block 9, Cream Ridge Addition into I Tract.

AYE: Chair Russell Sain, Commissioner Betty Blackwell, Commissioner Patrick Reeder, Commissioner Judith Hoffman, Commissioner Leroy Walker Sr.

Carried - Unanimously

- 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)

Motion was made by Commissioner Judith Hoffman, seconded by Commissioner Leroy Walker Sr. to approve a request submitted by Nevitt & Nevitt Partnership to consolidate 24 Lots into 1 tract for the purpose of two-family residential development.

AYE: Chair Russell Sain, Commissioner Betty Blackwell, Commissioner Patrick Reeder, Commissioner Judith Hoffman, Commissioner Leroy Walker Sr.

Carried - Unanimously

There being no further business, the meeting was adjourned.

Planning Commission

3.

Meeting Date: 10/17/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider a request submitted by Andrae & Thelma Freeman and David Ben & Meekia Edwards for a Lot Split and Consolidation to split the west half of Lot 6 to consolidate with Lot 7 to form Tract 1; and split the east half of Lot 6 to consolidate it with Lot 5 to form tract 2, all in Rolling Oaks Estates Replat, or take other necessary action (Suzanne Salichs).

LEGAL DESCRIPTION:

TRACT 1 : LOT 7 AND THE WEST HALF OF LOT 6, ROLLING OAKS ESTATES REPLAT IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.81 ACRES, MORE OR LESS.

TRACT 2: LOT 5 AND THE EAST HALF OF LOT 6, ROLLING OAKS ESTATES REPLAT IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.81 ACRES, MORE OR LESS.

BACKGROUND:

The request was submitted by Andrae & Thelma Freeman and David Ben & Meekia Edwards to split 3 lots into 2 tracts for the purpose of building two (2) proposed residential homes. If split, the 2 tracts will meet the 7,200 sq ft minimum for buildable lots and meet all required setbacks.

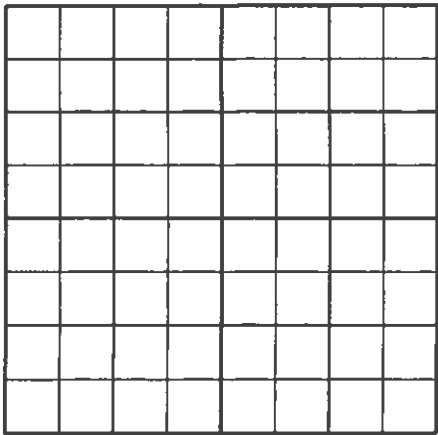
RECOMMENDED STAFF ACTION:

Staff recommends approval.

Fiscal Impact

Attachments

Andrae & Thelma Freeman Lot Split & Consolidation



LOCATION MAP

SEC. 19 T 15 N, R 18 E

SCALE: 1"= 150'

● =IRON PIN

-x- =FENCE

(M) =MEASURED

(R) =RECORD

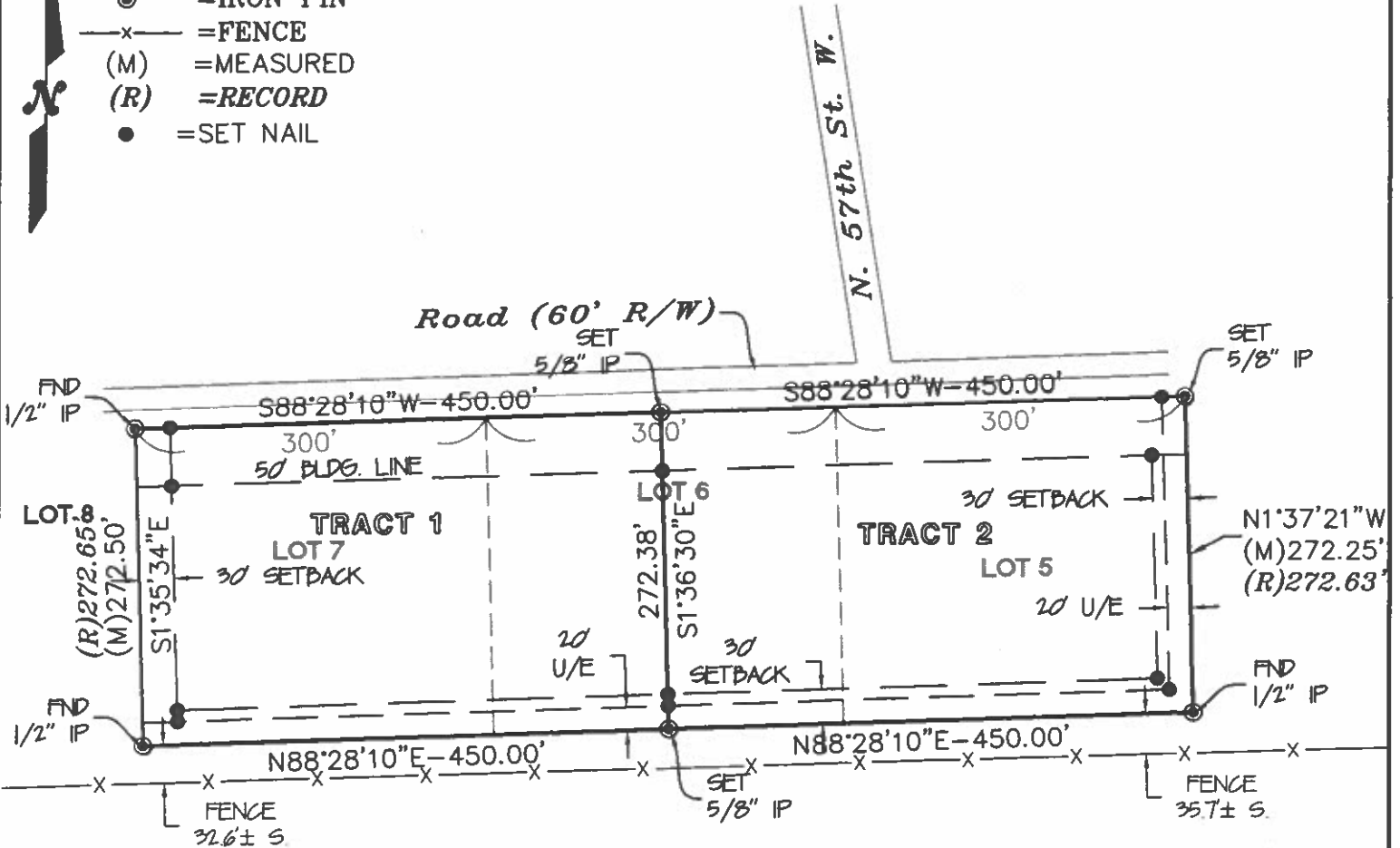
● =SET NAIL

LOT SPLIT & CONSOLIDATION

LEGAL DESCRIPTIONS

TRACT 1: LOT 7 AND THE WEST HALF OF LOT 6, ROLLING OAKS ESTATES REPLAT IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.81 ACRES, MORE OR LESS.

TRACT 2: LOT 5 AND THE EAST HALF OF LOT 6, ROLLING OAKS ESTATES REPLAT IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.81 ACRES, 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

9/26/2022



BEARINGS ARE BASED ON NAD83 OKLAHOMA STATE PLANE COORDINATE SYSTEM.

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

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

FOR: Andrae Freeman

DATE: 9/21/2022

W.O.# 10730

SURVEYED BY: RT/TT

DRAWN BY: AM

Last Site Visit: 9/14/2022

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

FILE NAME
Sep 26, 2022 - 11:09am
S:\CA0 -HEARTLAND-FILES\wo10730.dwg

Planning Commission

4.

Meeting Date: 10/17/2022

Initiator: Christina Ratterree, Planning Admin I

Information

AGENDA ITEM TITLE:

Consider a request by Daisy Paisley Flower, LLC, applicant, for a Specific Use Permit to allow for a Medical Marijuana Dispensary within the C-1, Local Commercial District, more specifically a property located at 1601 E. Okmulgee St., or take other necessary action. (Suzanne Salichs)

LEGAL DESCRIPTION:

LOT 1 IN BLOCK N OF MCKELLOPS AMENDED ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The specific use permit request was received by Daisy Paisley Glower, LLC to open a medical marijuana dispensary at 1603 E Okmulgee Ave, Muskogee, OK. The property is currently zoned C-1, Local Commercial. The property is abutted on three sides by commercial and on the south side by residential zoning. Notices have been sent to property owners within 300 feet of the property and a notice has been published in the paper.

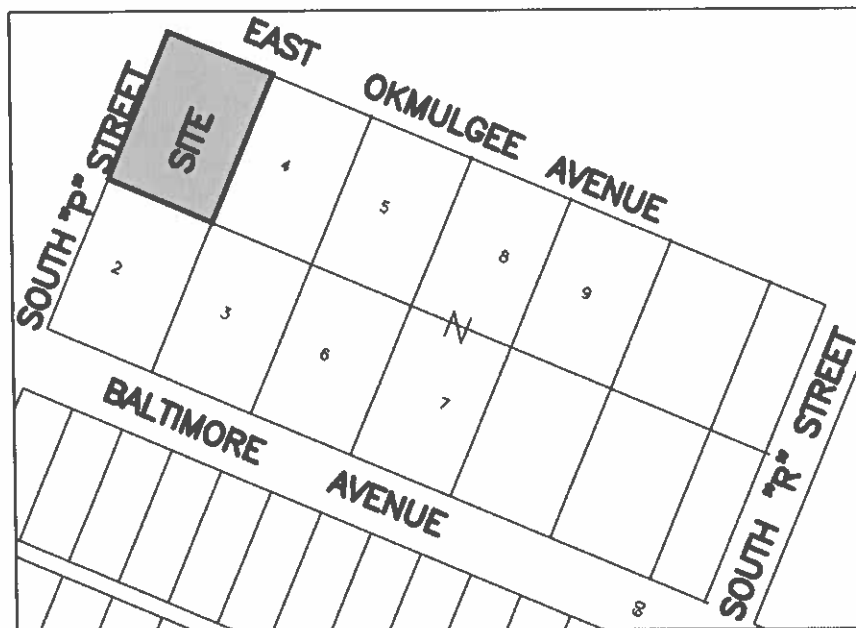
RECOMMENDED STAFF ACTION:

Staff recommends approval.

Fiscal Impact

Attachments

Daisy Paisley Flower, LLC Public Notice



Applicant: Paisy Paisley Flower LLC

PUBLIC NOTICE

Notice is hereby given that on October 17, 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 and on October 24, 2022, at 5:30 p.m. by the City Council to issue a specific use permit for property located 1603 E. Okmulgee. City of Muskogee, Muskogee County, State of Oklahoma, to allow for medical marijuana dispensary, current zoning C-1, Local 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: : **LOT 1 IN BLOCK N OF MCKELLOPS AMENDED ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, 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