

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 10, 2024

AGENDA
PLANNING AND ZONING COMMISSION
APRIL 15, 2024

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 the minutes for the Special Call Sessions of the Planning & Zoning Commission held on February 26, 2024 and April 3, 2024, and the Regular Session held on March 18, 2024, or take other necessary action. (Jody King)
2. Consider approval of the preliminary and final plats of ACT MD Addition, consisting of two (2) lots on five (5) acres, located on Hancock Street west of Foltz Lane, or take other necessary action. (Jody King)
3. Consider action on Resolution No. 2984 recommending that the City of Muskogee, through its City Council, create a tax increment district, and approve the Southside Industrial Park Economic Development Project Plan, or take other necessary action. (Mike Miller)

ADJOURN

Planning Commission

1.

Meeting Date: 04/15/2024

Initiator: Jody King, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the minutes for the Special Call Sessions of the Planning & Zoning Commission held on February 26, 2024 and April 3, 2024, and the Regular Session held on March 18, 2024, or take other necessary action. (Jody King)

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

Special Session 4/3/2024 Minutes
Special Call 2/26/2024 Minutes
Regular Session 3/18/2024 Minutes

DRAFT MINUTES

**OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
APRIL 3, 2024**

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Special Session at 9:00 a.m., on April 3, 2024, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order at 9:00 A.M. by Chairperson, Russel Sain and the roll was called as follows:

Present: Chairperson Russel Sain, Vice Chairperson D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Cindy Kennedy, Commissioner Lori Jefferson

Absent: Commissioner Alexis Wallace, Commissioner Betty Blackwell

Staff President: Jody King, Director of Planning & Community Development; Sarah Winkle, Associate Planner-Gis Specialist

Applicants Present: Kassandra Del Rio & Angie O'Neal (representative of applicant)

Public Present for Public Hearing: Alan Walker & Leslie Walker

Present: Russell Sain, Chair; D'Elbie Walker, Vice Chair; Betty Blackwell, Commissioner; Judith Hoffman, Commissioner; Alexis Wallace, Commissioner; Cynthia Kennedy, Commissioner; Lori Jefferson, Commissioner

- 1 Hold a public hearing and consider a recommendation to the Muskogee City Council for approval of Ordinance 4223-A, rezoning the property located at 4340 Eufaula, in the City of Muskogee, from I-1 Light Industrial to R-5 Mobile Home, and if approved authorize staff to revise the official City zoning map, or take other necessary action.
(Jody King)

AYE: Chair Russell Sain, Vice Chair D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Alexis Wallace, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson

Carried - Unanimously

Motion was made by Vice Chair D'Elbie Walker, seconded by Commissioner Lori Jefferson Russel Sain opened the public hearing.

Sarah Winkle discussed the rezone request from I-1 Light Industrial to R-5 Mobile Home stating the proposed use for a single mobile home, the use and zoning of adjacent properties, and that the request complies with the 2013 Comprehensive Plan and Future Land Use Plan.

Kassandra Del Rio (applicant) and Angie O'Neal (representative) distributed three renderings of the possible manufactured home.

Commissioner Kennedy asked if it was one or three and the applicant responded one.

Commissioner Walkere asked if it was one lot, applicant responded that one lot only was requested for rezone.

Alan & Leslie Walker signed up to speak on this request from the public. They provided evidence of signatures collected against the rezone of the property. They believe the manufactured home will bring down property values.

Discussion commenced. Vice Chair Walker explained that it looks really nice and that she has known others that have added porches and making it indistinguishable from other stick built homes.

Motion was made by by Vie Chair Walker to reccomend approval of the oridnance to the City Council seconded by Commisioner Jefferson.

AYE: Vice Chair D'Elbie Walker, Commissioner Cynthia Kennedy,
Commissioner Lori Jefferson

NAY: Chair Russell Sain, Commissioner Judith Hoffman

Carried

- 2 Consider a recommendation to the Muskogee City Council regarding Ordinance 4230-A requesting the annexation of the John T Griffin Industrial Park located within Section 10, Township 14 North, Range 18 East, or take other necessary action. (Jody King)

Jody King, Director of Planning & Community Development, explained that ordinance 4230-A was the official adoption of the John T. Griffin Annexation request/petition made by the Muskogee City-County Port Authority that was heard at the March 18, 2024, Planning & Zoning Commission approved by the City Council on March 25, 2024, for Resolution 2976.

No Discussion was Held

A motion was made by Vice Chair Walker, seconded by Commissioner Jefferson to recommend approval of ordinance 4230-A to annex John T. Griffin Industrial Park into the City Limits.

AYE: Chair Russell Sain, Vice Chair D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson
Carried - Unanimously

There being no further business, the meeting was adjourned at 9:13 A.M.

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AYE: Vice Chair D'Elbie Walker, Commissioner Cynthia Kennedy,
Commissioner Lori Jefferson

NAY: Chair Russell Sain, Commissioner Judith Hoffman

Carried

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AYE: Chair Russell Sain, Vice Chair D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson
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AYE: Chair Russell Sain, Vice Chair D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Alexis Wallace, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson

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AYE: Vice Chair D'Elbie Walker, Commissioner Cynthia Kennedy,
Commissioner Lori Jefferson

NAY: Chair Russell Sain, Commissioner Judith Hoffman

Carried

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No Discussion was Held

A motion was made by Vice Chair Walker, seconded by Commissioner Jefferson to recommend approval of ordinance 4230-A to annex John T. Griffin Industrial Park into the City Limits.

AYE: Chair Russell Sain, Vice Chair D'Elbie Walker, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson
Carried - Unanimously

There being no further business, the meeting was adjourned at 9:13 A.M.

Planning Commission

2.

Meeting Date: 04/15/2024

Initiator: Sarah Winkle, Assoc. Planner/GIS Specialist

Information

AGENDA ITEM TITLE:

Consider approval of the preliminary and final plats of ACT MD Addition, consisting of two (2) lots on five (5) acres, located on Hancock Street west of Foltz Lane, or take other necessary action. (Jody King)

LEGAL DESCRIPTION:

The West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 31, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

BACKGROUND:

The application was submitted on behalf of the property owners, and indicated the property is being platted into two (2) lots on five (5) acres with lot one (1) being used for a single family residence and lot two (2) being used for a commercial dog grooming business. The applicant will be required to extend the sewer to the new lots. The preliminary and final plats both comply with the requirements of the subdivision regulations. These plats went to the Subdivision Review Committee on March 26, 2024, and were approved with conditions. The conditions were that the preliminary plat be revised to show the fire hydrant in the SW corner, and the plats must be revised to show the sewer lines to be eight inches (8"). These conditions were met, and a new preliminary plat with the corrections was sent to the Subdivision Review Committee.

RECOMMENDED STAFF ACTION:

Approve the preliminary and final plats of ACT MD Addition.

Fiscal Impact

Attachments

Subdivision Review Committee Minutes

Preliminary Plat

Final Plat

Staff Report

SUBDIVISION REVIEW COMMITTEE
MINUTES
MARCH 26, 2024

Committee Members:

Jody King, Planning Director
Sarah Winkle, Associate Planner/GIS Specialist
Gary Garvin, City of Muskogee
Aaron Mayhugh, Fire Marshall
~~Mike Stewart, Public Works Director~~
~~Avery Rigney, Assistant Public Works Director~~
Abigail Wright, Environmental Technician
Samantha Henderson, Stormwater Quality Technician
Scott Fletcher, Pollution Control Superintendent
Eric Twyman, Water Dist. Superintendent
~~Jeff Reeves, Project Manager~~
~~Johnny Tehee, Police Chief~~

Others:

Tony Robison, Heartland Surveying
~~Keith Melson, OGE~~
~~Vicki Atchely, Muskogee County 911~~

Meeting was called to order by Sarah Winkle at 10:30 a.m.

Discussion was held on the request from Tony Robison, Heartland Surveying, Agent, for approval of the Preliminary and Final Plats of the ACT MD Addition, consisting of two (2) lots on five (5) acres. Lot one (1) being used for a single family residence and lot two (2) being used for a commercial dog grooming business. The property is located on Hancock Street at the West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 31, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

- ❖ Motion was made by Eric Twyman and seconded by Scott Fletcher to APPROVE the request from Heartland Surveying (Tony Robison, Agent) for the Preliminary and Final Plat of the ACT MD Addition; subject to the following items being addressed:

- The plats must be revised to show the fire hydrant in the SW Corner
- The plats must be revised to show the Sewer Lines to be 8"

Motion carried unanimously.

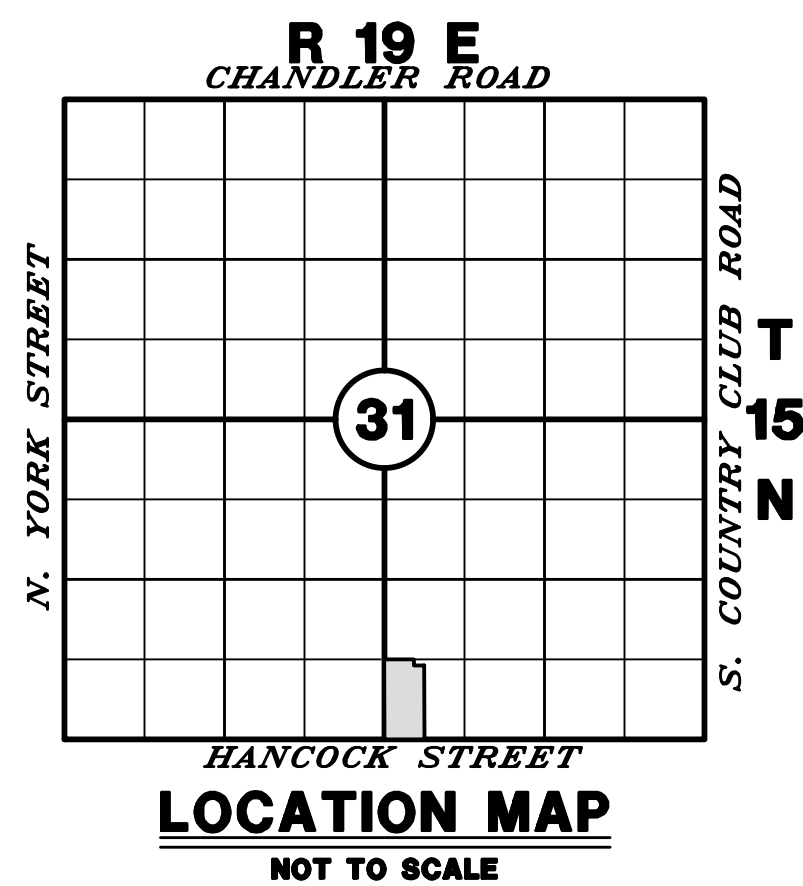
- ❖ Discussion and notes:

- Since the property is more than one (1) acre the developer will need an ODEQ Permit OKR-10.
- There needs to be one (1) connection for the house and one (1) for the business, and the meters need to be close to the main and not at the SW corner of Lot 1.
- The developer will need a storm water permit.
- Remind the developer about the curb and parking ordinances and specifications as well as submitting their constructions plans.

With no further discussion, the meeting adjourned at 10:55 a.m.

DRAWN BY: AM DATE: 3/26/2024
 CHECKED BY: TDR FILE NAME: WO11882

PRELIMINARY PLAT OF ACT MD ADDITION SECTION 31, T15N, R19E, CITY OF MUSKOGEE MUSKOGEE COUNTY, STATE OF OKLAHOMA



OWNERS:
 ARCHIE SAYES
 MUSKOGEE, OKLA. 74403

DEVELOPMENT SUMMARY:

NUMBER OF LOTS: 2- 4.62 ACRES

BUILDING SETBACK REQUIREMENTS FOR ZONE C-2:

- FRONT LOT = 25'
- SIDE LOT = 6'
- CORNER LOT = 20'
- REAR LOT = 20'

BUILDING SETBACK REQUIREMENTS FOR ZONE R-1:

- FRONT LOT = 25'
- SIDE LOT = 6'
- CORNER LOT = 15'
- REAR LOT = 25'

CONTOURS SHOWN ARE NAVD88 FROM THE CITY OF MUSKOGEE AND ARE 2' INTERVAL

● =SET 5/8" IRON PIN UNLESS OTHERWISE NOTED

EASEMENTS

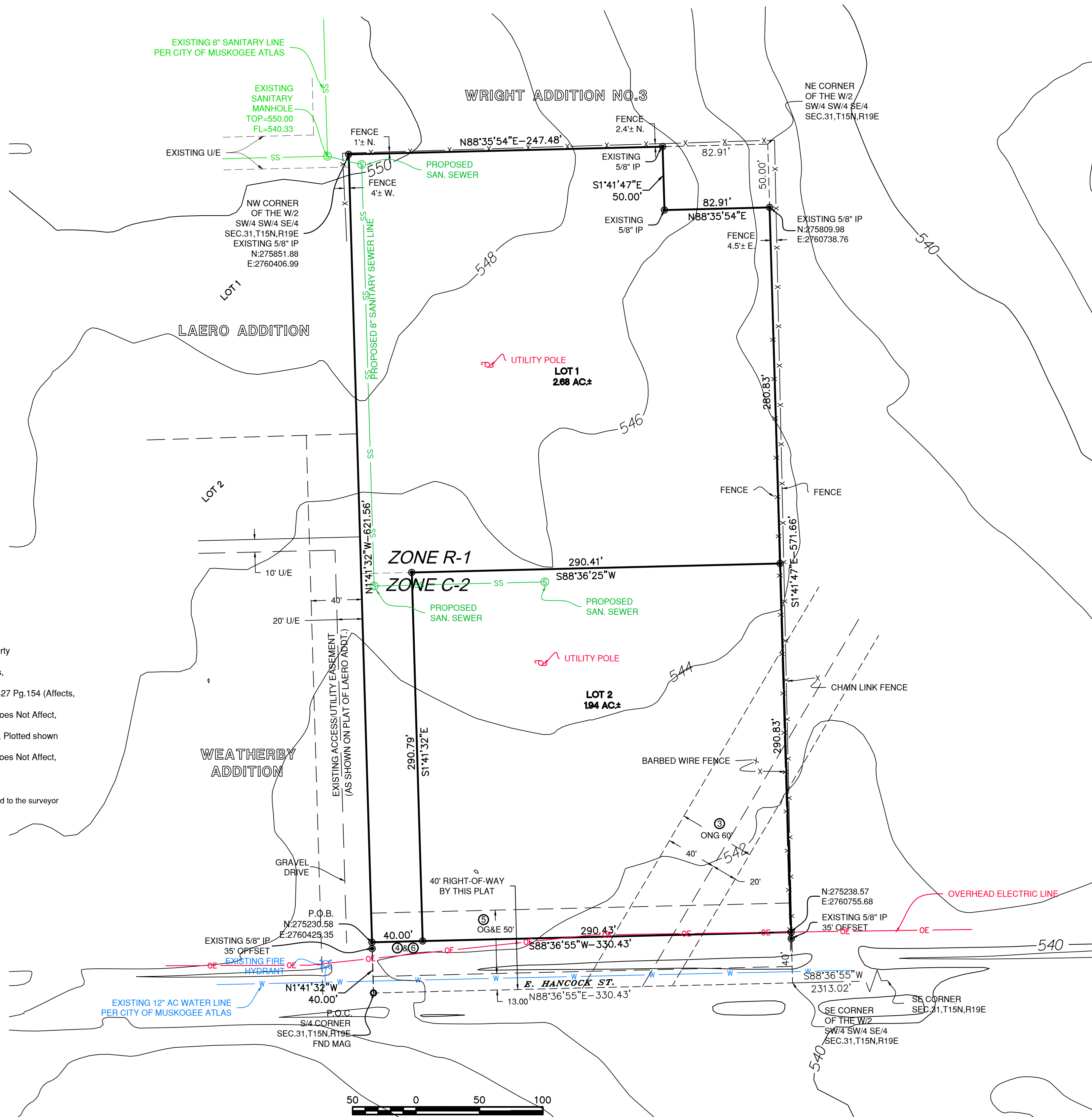
- ① Right-of-Way easement recorded in Bk.1045 Pg.154 (Affects, Blanket over entire property SW/4 SW/4 SE/4 Section 31)
- ② Easement City of Muskogee Water line installation recorded in Bk.1233 Pg.319 (Affects, Blanket over entire property W/2 SW/4 SW/4 SE/4 Section 31)
- ③ Partial Release of Right-of-Way for Oklahoma Natural Gas Company recorded in Bk.1427 Pg.154 (Affects, shown hereon)
- ④ Easement for maintaining Water line, City of Muskogee recorded in Bk.1437 Pg.548 (Does Not Affect, Plotted hereon)
- ⑤ Easement for Oklahoma Gas & Electric Company recorded in Bk.1447 Pg.314 (Affects, Plotted shown hereon)
- ⑥ Easement for maintaining Water line, City of Muskogee recorded in Bk.1451 Pg.287 (Does Not Affect, Plotted hereon)
- ⑦ Easement for ONEOK Inc., recorded in Bk.2347 Pg.394 (Does Not Affect)

In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

Heartland Surveying & Mapping, PLLC

CA #4849
 600 Emporia St., Ste. 100
 Muskogee, Oklahoma 74403
 (918) 682-7796



STATE OF OKLAHOMA)

COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS, that I, ARCHIE SAYES, hereby certify that I am the Owner of the and the person or persons having any right, title or interests to the following described tract of land, to-Wit:

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE SW/4 OF THE SE/4 OF SECTION 31, T15N, R19E 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 1/29/2024 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT S/4 CORNER OF SECTION 31, THENCE N1°41'32"W ALONG THE WEST LINE OF THE SE/4 A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N1°41'32"W A DISTANCE OF 621.56 FEET TO THE NW CORNER OF THE W/2 SW/4 SW/4 SE/4; THENCE N88°35'54"E ALONG SAID NORTH LINE A DISTANCE OF 247.48 FEET POINT BEING 82.91 FEET WEST FROM THE NE CORNER OF THE W/2 SW/4 SW/4 SE/4; THENCE S1°41'47"E A DISTANCE OF 50.00 FEET; THENCE N88°35'54"E A DISTANCE OF 82.91 FEET TO A POINT ON THE EAST LINE OF THE W/2 SW/4 SW/4 SE/4 POINT BEING 50.00 FEET SOUTH OF THE NE CORNER OF THE W/2 SW/4 SW/4 SE/4; THENCE S1°41'47"E ALONG THE EAST LINE OF THE W/2 SW/4 SW/4 SE/4 A DISTANCE OF 571.66 FEET TO A POINT BEING 40.00 NORTH OF THE SE CORNER OF THE W/2 SW/4 SW/4 SE/4; THENCE S88°36'55"W PARALLEL WITH SOUTH LINE OF SECTION 31 A DISTANCE OF 330.43 FEET TO THE POINT OF BEGINNING, CONTAINING 4.92 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 this plat to be made of said tract showing accurate dimension of lots and streets. I hereby designate said tract of land as ACT MD Addition and dedicate to public use all streets and utility easements as shown hereon.

ARCHIE SAYES

STATE OF OKLAHOMA
 COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared ARCHIE SAYES, to me known to be the identical persons who executed the 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 _____, 2024.

Notary Public

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 platted into lot and block the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this ____ day of _____, 2024.

PRELIMINARY

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 _____, 2024.

Notary Public

My Commission expires: _____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2023 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2024 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 _____, 2024. Book ____ Page ____.

County Clerk

APPROVED: City of Muskogee

Date _____

Mayor

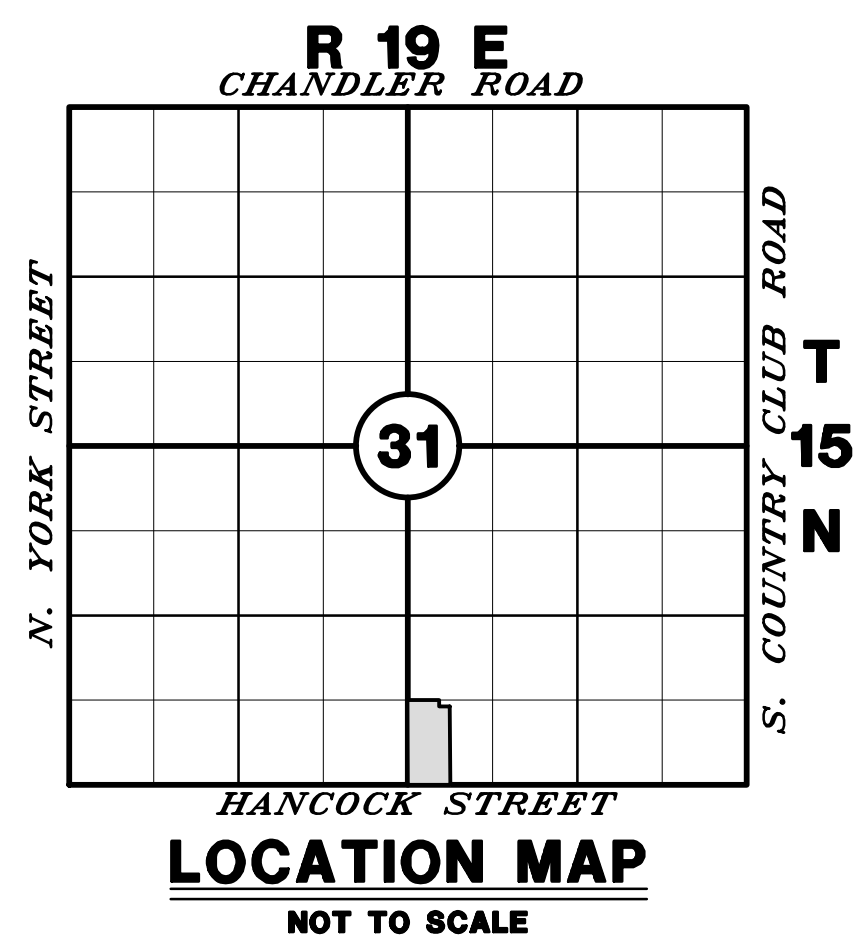
City Clerk

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0255F, 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 plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

FINAL PLAT OF ACT MD ADDITION SECTION 31, T15N, R19E, CITY OF MUSKOGEE MUSKOGEE COUNTY, STATE OF OKLAHOMA



OWNERS:
 ARCHIE SAYES
 MUSKOGEE, OKLA. 74403

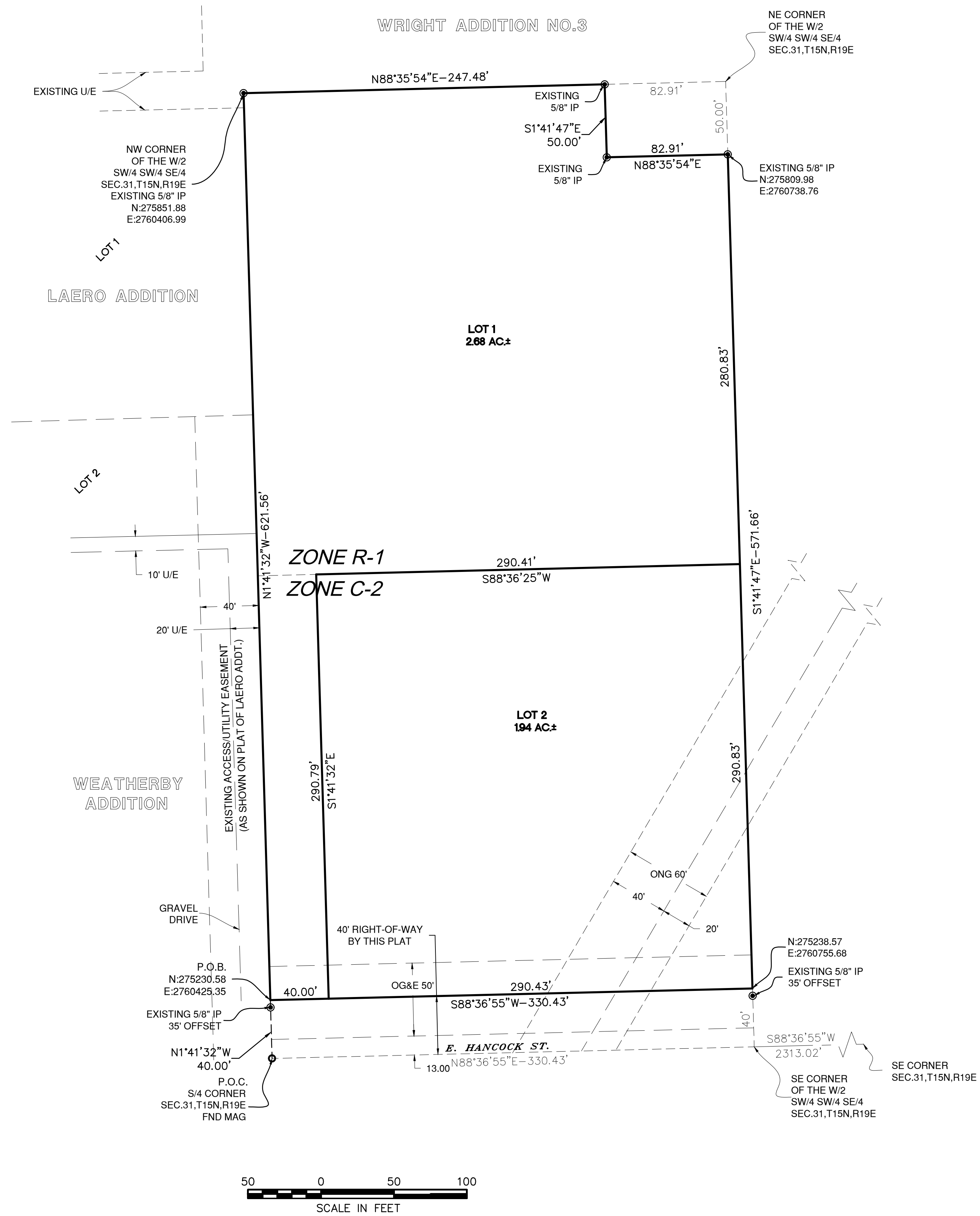
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HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

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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 _____, 2024.

 Notary Public

My Commission expires: _____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2023 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2024 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 _____, 2024. Book ____ Page ____.

 County Clerk

APPROVED: City of Muskogee

Date _____

 Mayor

 City Clerk

FLOOD CERTIFICATION
 According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0255F, 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 plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

Planning & Community Development Staff Report

City of Muskogee Planning & Zoning Commission

Monday, April 15, 2024 @ 9:00 A.M.

City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Consider approval of the preliminary and final plat of ACT MD Addition, consisting of two (2) lots on five (5) acres, located on Hancock Street west of Foltz Lane, or take other necessary action.

Planning Department Analysis

Current Zoning & Use: C-2 and R-1; general commercial and single family housing

Proposed Zoning & Use: No change; no change

Quarter Section, Range, Township: SE31-R19E-T15N

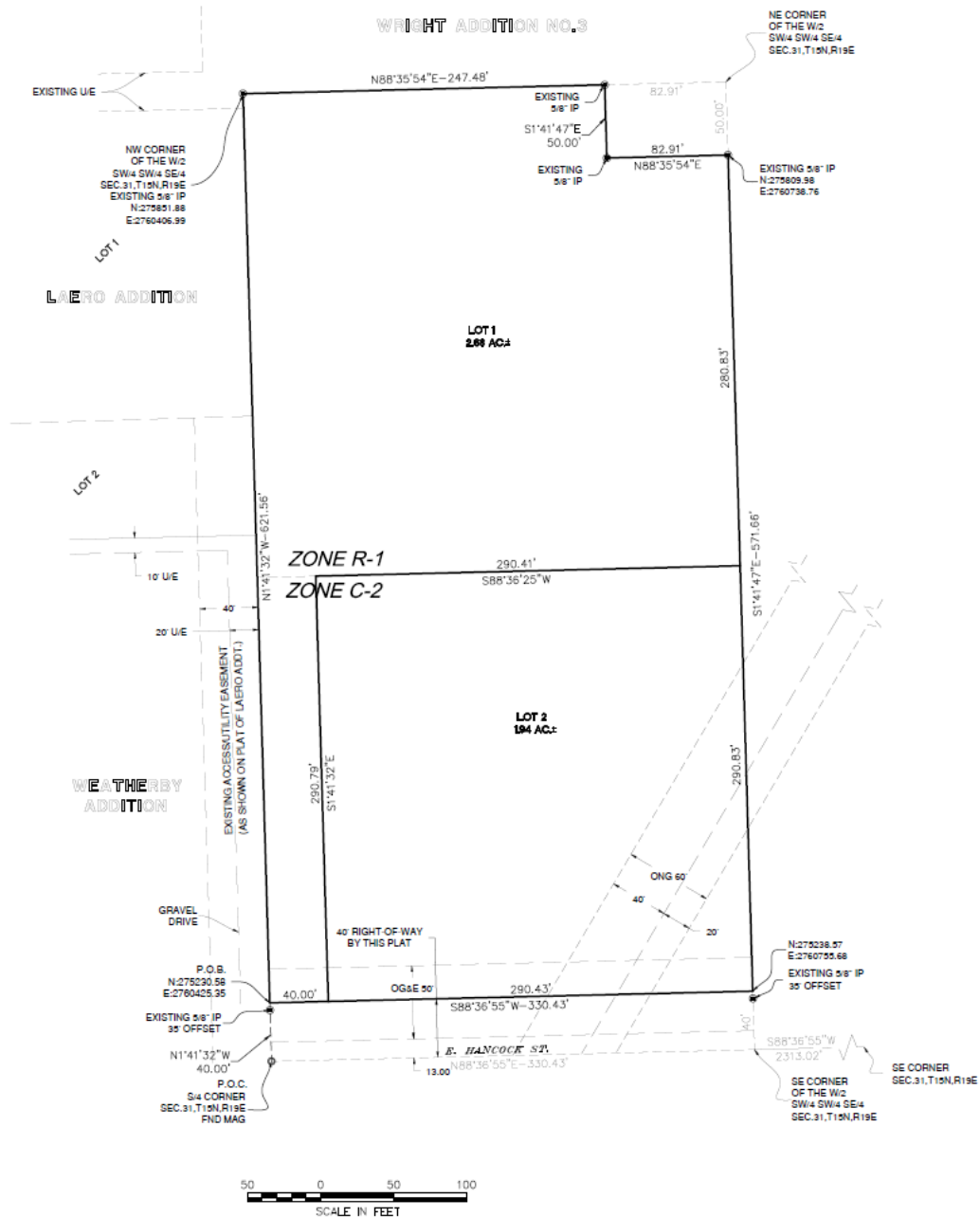
Street Address: (See Legal)

Legal Description: The West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 31, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

Discussion: The application was submitted by Heartland Surveying & Mapping (Agent) on behalf of the property owners, and indicated the property is being platted into two (2) lots on five (5) acres with lot one (1) being used for a single family residence and lot two (2) being used for a commercial dog grooming business. The applicant will be required to extend sewer service to the new lots. These plats went to Subdivision Review Committee on March 26, 2024 and were approved with conditions. The conditions were that the preliminary plat be revised to show the fire hydrant in the SW corner, and the plats must be revised to show the sewer lines to be eight inches (8"). These conditions were met and a new preliminary plat with the corrections was sent to the Subdivision Review Committee for review. The preliminary and final plat both comply with the requirements of the subdivision regulations.

RECOMMENDATION: Approve the preliminary and final plat of ACT MD Addition.

**FINAL PLAT
OF
ACT MD ADDITION
SECTION 31, T15N, R19E,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA**



Planning Commission

3.

Meeting Date: 04/15/2024

Initiator: Jody King, Planning Director

Information

AGENDA ITEM TITLE:

Consider action on Resolution No. 2984 recommending that the City of Muskogee, through its City Council, create a tax increment district, and approve the Southside Industrial Park Economic Development Project Plan, or take other necessary action. (Mike Miller)

LEGAL DESCRIPTION:

BACKGROUND:

Port Muskogee, working with City and County officials, have identified prospective industrial development opportunities that will create new jobs and bring economic benefits to the City of Muskogee and Muskogee County. However, certain critical infrastructure improvements to roads, utilities, and rail access are necessary to allow the development to move forward. On October 9, 2023, the City Council voted 8-0 to appoint a TIF review committee to make findings and a recommendation on the proposed project. The Council designated Mayor Coleman as chair of the TIF committee. Since then, the Committee has met three times, the most recent of which was March 15. The City proposes to create a tax increment district within the Southside Industrial Park (Increment District No. 6, City of Muskogee), and the County proposed to create a tax increment district within the John T. Griffin Industrial Park (Increment District No. 2, Muskogee County), that will provide a mechanism to capture a portion of the new ad valorem and construction sales tax revenues generated as a result of the projects. The revenues will be used to fund critical infrastructure improvements. Additionally, the County proposes to terminate its existing Increment District No. 1 within the John T. Griffin Industrial Park, as it pertains to a project that never came to fruition. The termination will allow other potential economic development projects to continue to move forward. This item and others on this agenda will review the projects and the TIF committee recommendations.

RECOMMENDED STAFF ACTION:

Recommend approval to the City Council

Fiscal Impact

Attachments

TIF Draft Resolution

PURSUANT TO THE LEGAL NOTICE AS IS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT INCLUDING THE POSTING OF NOTICE AND AGENDA AS IS REQUIRED BY THE TERMS THEREOF, THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA, MET IN REGULAR SESSION AT THE CITY OF MUSKOGEE MUNICIPAL BUILDING, 229 WEST OKMULGEE, IN SAID CITY ON THE 15TH DAY OF APRIL, 2024, AT 9:00 O’CLOCK A.M.

PRESENT:

ABSENT:

(OTHER PROCEEDINGS)

Thereupon, the following resolution was introduced and caused to be read by the Secretary. Commissioner _____ moved passage of the Resolution and Commissioner _____ seconded the motion. The motion carrying with it the approval of said Resolution was approved by the following vote:

AYE:

NAY:

The Resolution so approved is as follows:

RESOLUTION NO. 2984

A RESOLUTION RECOMMENDING THAT THE CITY OF MUSKOGEE THROUGH ITS CITY COUNCIL CREATE A TAX INCREMENT DISTRICT AND APPROVE THE SOUTHSIDE INDUSTRIAL PARK ECONOMIC DEVELOPMENT PROJECT PLAN.

WHEREAS, the City of Muskogee (the “City”) is working to promote economic development in the area, in order to provide increased opportunity for residents of the area and to improve the overall standard of living; and

WHEREAS, the City aspires to attract business interests with the potential to invest in an industrial development project within the City, subject to certain conditions including economic development incentives and financing; and

PWHEREAS, the Local Development Act, Title 62, Oklahoma Statutes Section 850 *et seq.* (the “Local Development Act”), was passed by the Oklahoma Legislature to implement Section 6C of Article X of the Oklahoma Constitution, which empowers the governing bodies of cities,

towns, and counties to apportion tax increments to help finance the public costs of economic development; and

WHEREAS, the proposed project depends upon the utilization of tax increment financing to help finance the project costs; and

WHEREAS, at the direction of the City Council of the City, this Commission has reviewed the Southside Industrial Park Economic Development Project Plan (the "Project Plan"); and

WHEREAS, the creation of new opportunities for investment in industrial facilities (all as described in the Project Plan) is in the best interests of the City; and

WHEREAS, the proposed project is consistent with the City of Muskogee Comprehensive Plan, as heretofore adopted by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA:

Section 1. The Planning and Zoning Commission of the City of Muskogee, Oklahoma, recommends to the City Council of the City of Muskogee the creation of a tax increment district and approval of the Southside Industrial Park Economic Development Project Plan.

PASSED AND APPROVED THIS 15TH DAY OF APRIL, 2024.

(SEAL)
ATTEST:

By: _____
Chairman

By: _____
Secretary

STATE OF OKLAHOMA)
)SS
COUNTY OF MUSKOGEE)

I, the undersigned, Secretary of the Planning and Zoning Commission of the City of Muskogee, Oklahoma, do hereby certify that the above and foregoing is a true, full and correct copy of an excerpt from the minutes of a meeting of the Planning and Zoning Commission of said City held on the date above stated, all as recorded in the official minutes of such meeting. I further certify that the “Open Meeting Law” was complied with for such meeting.

GIVEN UNDER MY HAND THIS 15TH DAY OF APRIL, 2024.

(SEAL)

Secretary