

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: 08/28/2025

AGENDA
PLANNING AND ZONING COMMISSION
SEPTEMBER 2, 2025

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 from the Planning & Zoning Commission Meeting on August 5, 2025, or take necessary action. (Sarah Winkle)
2. Consider approval of the minutes from the Special Call Planning & Zoning Commission Meeting on August 7, 2025, or take other necessary action. (Sarah Winkle)
3. Consider approval, conditional approval, or disapproval of the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development, consisting of 1.78 acres, or take other necessary action. (Sarah Winkle)

ADJOURN

Planning Commission

1.

Meeting Date: 09/02/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on August 5, 2025, or take necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on August 5, 2025.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
AUGUST 5, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on August 5, 2025, 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: Stacey Alexander , Commissioner; D'Elbie Walker, Chairperson; Steve Dennis, Commissioner; Judith Hoffman, Commissioner; Lori Jefferson, Commissioner

Absent: Alexis Wallace, Commissioner; Cynthia Kennedy, Commissioner

Staff Present: Morgan Waters, Secretary
Sarah Winkle, Planning Director

- 1 Consider approval of the minutes from the Planning & Zoning Commission Meeting on July 8, 2025, or take necessary action. (Sarah Winkle)

Motion was made by Commissioner Lori Jefferson, seconded by Commissioner Stacey Alexander to approve the minutes from the Planning & Zoning Commission Meeting on July 8, 2025.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

- 2 Consider recommending approval, conditional approval, or disapproval of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Lori Jefferson, seconded by Commissioner Steve Dennis to recommend approval of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the Muskogee City Council.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

- 3 Consider recommending approval of Ordinance 4269-A to City Council, approving a rezone request from A-1 Agricultural to a Planned Unit Development (PUD) for Harris Village Subdivision on E. Harris Rd., within Section Northwest 18, Township 15 North, Range 19 East, and if approved, authorize city staff to update the official city map, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Stacey Alexander, seconded by Commissioner Steve Dennis to recommend approval of Ordinance 4269-A to City Council, approving a rezone request from A-1 Agricultural to a Planned Unit Development for Harris Village Subdivision, and if approved, authorize city staff to update the official city map.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

- 4 Consider approval of the request for a lot split for the property located at 1101 Kershaw Drive, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Lori Jefferson, seconded by Commissioner Stacey Alexander to approve the request for a lot split for the property located at 1101 Kershaw Drive.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

- 5 Consider approval of the request for a lot split for the property located at 3681 Chandler Rd, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Steve Dennis, seconded by Commissioner Lori Jefferson to approve the request for a lot split for the property located at 3681 Chandler Road.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

- 6 Consider approval of the request for a lot split for the property located at 2608 Callahan, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Stacey Alexander, seconded by Commissioner Steve Dennis to approve the request for a lot split for the property located at 2608 Callahan.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Lori Jefferson

Carried - Unanimously

There being no further business, the meeting was adjourned.

D'ELBIE WALKER, CHAIRPERSON

MORGAN WATERS, SECRETARY

Planning Commission

2.

Meeting Date: 09/02/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the minutes from the Special Call Planning & Zoning Commission Meeting on August 7, 2025, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the minutes from the Special Call Planning & Zoning Commission Meeting on August 7, 2025.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES

OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN COUNCIL CHAMBERS OF CITY HALL AUGUST 7, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on August 7, 2025, 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: Stacey Alexander , Commissioner; D'Elbie Walker, Chairperson; Steve Dennis, Commissioner; Judith Hoffman, Commissioner; Cynthia Kennedy, Commissioner

Absent: Alexis Wallace, Commissioner; Lori Jefferson, Commissioner

Staff Present: Morgan Waters, Secretary
Sarah Winkle, Planning Director

Attendees: John Mekler, 609 E Okmulgee

- 1 Hold a public hearing and consider a recommendation to the City Council for approval of Resolution No. 3046, Future Land Use Amendment, for the property located at 609 E. Okmulgee, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Steve Dennis, seconded by Commissioner Stacey Alexander to recommend approval to the City Council for approval of Resolution No. 3046, Future Land Use Amendment, for the property located at 609 E. Okmulgee.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Cynthia Kennedy

Carried - Unanimously

- 2 Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone request for the property located at 609 East Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorize staff to update the official city map, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Stacey Alexander, seconded by Commissioner Steve Dennis to recommend approval to the City Council of Muskogee to approve a rezone request for the property located at 609 E. Okmulgee.

AYE: Commissioner Stacey Alexander, Chairperson D'Elbie Walker,
Commissioner Steve Dennis, Commissioner Judith Hoffman,
Commissioner Cynthia Kennedy

Carried - Unanimously

There being no further business, the meeting was adjourned.

D'ELBIE WALKER, CHAIRPERSON

MORGAN WATERS, SECRETARY

Meeting Date: 09/02/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval, conditional approval, or disapproval of the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development, consisting of 1.78 acres, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

OUTLOT "D"

A TRACT OF LAND LOCATED IN WAL-MART TRACT NO.1 IN THE OMEGA WAL-MART CENTER, AND ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF;RECORDED IN BOOK 2018 ON PAGE 318, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THE NORTH FRONTAGE ROAD ALONG U.S. HIGHWAY #62 AND THE EASTERLY

RIGHT-OF-WAY OF OKLAHOMA HIGHWAY #16; THENCE S 47°25'37" EA DISTANCE OF 18.87 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.00 FEET; THENCE S 52°56'05" EA DISTANCE OF 398.00 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.45 FEET TO THE POINT OF BEGINNING; THENCE N 01°37'14" WA DISTANCE OF 228.35 FEET; THENCE N 90°00'00" EA DISTANCE OF 147.86 FEET; THENCE S 01 °38'43" EA DISTANCE OF 261.58 FEET; THENCE N 77°25'37" WA DISTANCE OF 152.57 FEET TO THE POINT OF BEGINNING THE POINT OF BEGINNING,

OUTLOT "E"

A TRACT OF LAND LOCATED IN DEVELOPERS TRACT NO.2 AND WAL-MART TRACT NO.1 IN THE OMEGA WAL-MART CENTER, AND ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF;RECORDED IN BOOK 2018 ON PAGE 318, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PART OF THE SW/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF THE NORTH FRONTAGE ROAD ALONG U.S. HIGHWAY #62 AND THE EASTERLY

RIGHT-OF-WAY OF OKLAHOMA HIGHWAY #16; THENCE S 47°25'37" EA DISTANCE OF 18.87 FEET; THENCE S 77°25'37" EA DISTANCE OF 150.00 FEET; THENCE S 52°56'05" EA DISTANCE OF 319.58 FEET TO THE POINT OF BEGINNING; THENCE N 01°38'11" WA DISTANCE OF 148.32 FEET; THENCE N 90°00'00" EA DISTANCE OF 207.10 FEET; THENCE S 01°37'14" EA DISTANCE OF 228.35 FEET; THENCE N 77°25'37" WA DISTANCE OF 150.45 FEET; THENCE N 52°56'05" WA DISTANCE OF 78.42 FEET TO THE POINT OF BEGINNING

BACKGROUND:

The application was submitted by David Swezey on behalf of Highway 69 Outlet Inc., and indicated the property is being re-platted in preparation to sell the lots off for commercial development.

RECOMMENDED STAFF ACTION:

Recommend approval of the re-plat to City Council.

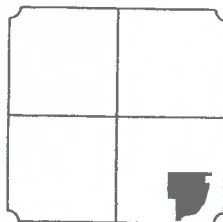
Fiscal Impact**Attachments**

Survey Plat
Map

3-10-E

81. MOLLUSCS

LOCATION MAP
NOT TO SCALE

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COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-4146
L.S. 1121



R-19-E

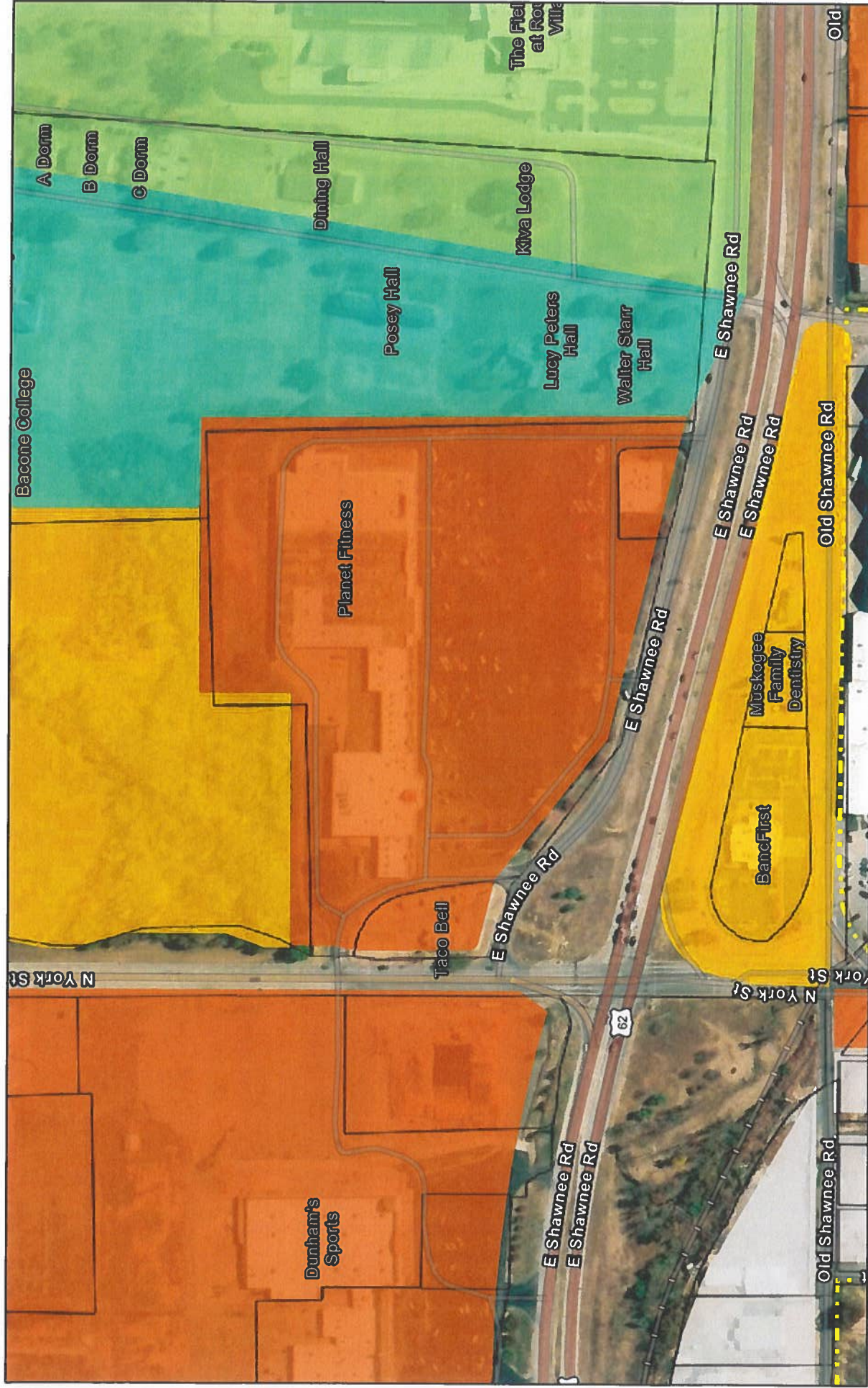


LOCATION MAP
NOT TO SCALE

[illegible]

COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-8144
L-8-1121

City of Muskogee Zoning Map



8/14/2025

- Zoning Districts**
- A
 - C-1
 - C-2
 - I-1
 - PP
- Muskogee City Limits**
- Muskogee City Limits

- World Imagery**
- Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
- Citations**
- High Resolution 30cm Imagery
 - 1.2m Resolution Metadata

