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).

POSTED: 07/13/2026

AGENDA
MUSKOGEE BOARD OF ADJUSTMENT
JULY 14, 2026

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 - 2:00 P.M., 3RD FLOOR, COUNCIL CHAMBERS MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of the Board of Adjustment Minutes of June 9, 2026, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and consider the request for an appeal of the administrative determination or decision regarding violations to the zoning code section 90-08, Person living in an RV in an area not zoned for RV's, and zoning code section 90-14-08 (h) Surfacing – Parking an RV on a surface that is not asphalt or concrete, or take other necessary action. (Sarah Winkle)

ADJOURN

Board of Adjustment **1.**

Meeting Date: 07/14/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Consider approval of the Board of Adjustment Minutes of June 9, 2026, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the Board of Adjustment Minutes of June 9, 2026.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES

OF THE BOARD OF ADJUSTMENT
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN THE COUNCIL CHAMBERS OF CITY HALL
JUNE 9, 2026

Members of the Board of Adjustment of the City of Muskogee, Oklahoma, met in a Regular Scheduled Meeting, on JUNE 9, 2026, at 2:00 p.m., in 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, Board Member; Greg Payton, Board Member; Cody Moore, Vice Chairperson; Cynthia Kennedy, Board Member
Absent:	Betty Blackwell, Chairperson
Staff Present:	Sarah Winkle, Director of Planning; Maxine Slusser, Planning Admin
Attendees:	Glenn Mattison, 2129 Columbus

1 Consider approval of the Board of Adjustment Minutes of May 12, 2026, or take other necessary action. (Sarah Winkle)

Motion was made by Board Member Cynthia Kennedy, seconded by Vice Chairperson Cody Moore that the Board of Adjustment Minutes of May 12, 2026 be approved.

AYE: Board Member Russell Sain, Vice Chairperson Cody Moore, Board Member Cynthia Kennedy

Carried - Unanimously

2 Hold a Public Hearing to approve a variance to the lot size and width of the property located at 2129 Columbus Avenue allowing for development, or take other necessary action. (Sarah Winkle)

Cynthia Kennedy, Board Member, asked what would be built on the lot. Glenn Mattison, property owner, stated that a house would be built.

Motion was made by Board Member Russell Sain, seconded by Board Member Cynthia Kennedy that the variance to the lot size and width of the property located at 2129 Columbus Avenue be approved.

AYE: Board Member Russell Sain, Board Member Greg Payton, Vice Chairperson Cody Moore, Board Member Cynthia Kennedy

Carried - Unanimously

There being no further business, the meeting adjourned.

_____	_____
Maxine Slusser, Planning Admin	Betty Blackwell, Chairperson

Board of Adjustment **2.**

Meeting Date: 07/14/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Hold a Public Hearing and consider the request for an appeal of the administrative determination or decision regarding violations to the zoning code section 90-08, Person living in an RV in an area not zoned for RV's, and zoning code section 90-14-08 (h) Surfacing – Parking an RV on a surface that is not asphalt or concrete, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lot One (1) in Parks Highway Heights Addition to the City of Muskogee, Oklahoma.

BACKGROUND:

The applicant, Sanctuary Apostolic Church, has appealed the "Order to Comply with the Zoning Code" that Muskogee Code Enforcement sent on 4/16/26. The violation is regarding the resident having an RV parked on an unpaved surface, and someone living in the RV in a place not properly zoned for that.

City of Muskogee ordinances are very clear that RV's/Travel Trailers can only be lived in if they are in RV parks. Those parks can only be in R-5 zoning. Section 90-08-03 (5) states that Mobile home parks can accommodate both mobile homes and travel trailers, provided that individual mobile home sites and travel trailer sites are not mixed. All mobile home and travel trailer parks must be approved by a preliminary plat and final plat.

Section 64-63: the definition of recreational vehicle is quite clear, specifically in paragraph (4): Designed primarily not for use as a permanent dwelling but, as temporary living quarters for recreational, camping, travel, or seasonal use.

Section 90-08-02 shows that places of worship are permitted in residential districts. The Sanctuary Apostolic Church is located in a district zoned C-1, local commercial, so that the church fits within the zoning use for its location; however, mobile home or RV parks are a zoning classification of R-5.

Sections 90-14-09(H) and 90-14-10 prohibits parking on unpaved surfaces. The RV in question is not parked on pavement; another violation of City Ordinances.

Planning Department Analysis

- Current Zoning & Use: C-1 Local Commercial; Church
- Proposed Zoning & Use: No Change
- Quarter Section, Range, Township: SW02-14-18
- Street Address: 2802 S. Cherokee Street, Muskogee, OK

RECOMMENDED STAFF ACTION:

Uphold the determination of the Code Enforcement Division and the Order to Comply with the Zoning Regulations.

Fiscal Impact

Attachments

Staff Report

Pictures

Violation

MUSKOGEE
Planning Department

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6232

Planning & Community Development Staff Report

Agenda Item Title:
Hold a Public Hearing and consider the request for an appeal of the administrative determination or decision regarding violations to the zoning code section 90-08, Person living in an RV in an area not zoned for RV's, and zoning code section 90-14-08 (h) Surfacing – Parking an RV on a surface that is not asphalt or concrete, or take other necessary action. (Sarah Winkle)

Meeting Information:
City of Muskogee Board of Adjustment
July 14, 2026, at 2:00 P.M.
City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Legal Description:
Lot One (1) in Parks Highway Heights Addition to the City of Muskogee, Oklahoma.

Background:
Planning Department Analysis

- Current Zoning & Use: C-1 Local Commercial; Church
- Proposed Zoning & Use: No Change
- Quarter Section, Range, Township: SW02-14-18
- Street Address: 2802 S. Cherokee Street, Muskogee, OK

Discussion: The applicant, Sanctuary Apostolic Church, has appealed the "Order to Comply with the Zoning Code" that Muskogee Code Enforcement sent on 4/16/26. The violation is regarding the resident having an RV parked on an unpaved surface, and someone living in the RV in a place not properly zoned for that.

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Muskogee, OK 74401
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and travel trailer sites are not mixed. All mobile home and travel trailer parks must be approved by a preliminary plat and final plat.

Section 64-63: the definition of recreational vehicle is quite clear, specifically in paragraph (4): Designed primarily not for use as a permanent dwelling but, as temporary living quarters for recreational, camping, travel, or seasonal use.

Section 90-08-02 shows that places of worship are permitted in residential districts. The Sanctuary Apostolic Church is located in a district zoned C-1, local commercial, so that the church fits within the zoning use for its location; however, mobile home or RV parks are a zoning classification of R-5.

Sections 90-14-09(H) and 90-14-10 prohibits parking on unpaved surfaces. The RV in question is not parked on pavement; another violation of City Ordinances.

Recommendation: Uphold the determination of the Code Enforcement Division and the Order to Comply with the Zoning Regulations

MUSKOGEE
Planning Department

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Muskogee, OK 74401
(918) 684-6232

Property Photos:





Property Pictures of the Violation





MUSKOGEE
Code Enforcement

229 W. Okmulgee
Muskogee, OK 74401
(918) 684-6235

04/16/26

SANCTUARY APOSTOLIC CHURCH OF MUSKOGEE
I
2006 S CHEROKEE DR
MUSKOGEE OK 74403-0000

Case Number: 26-00078850
Street Address: 2802 S. CHEROKEE

ORDER TO COMPLY WITH THE CITY OF MUSKOGEE ZONING CODE



The City of Muskogee identifies unlawful violations of the City of Muskogee Code of Ordinances, Chapter 90-08: These violations of the zoning code constitutes non-compliance and maybe in opposition of the 2013 City of Muskogee Comprehensive Plan, Future Land Use Map, and/or a Legally Non-Conforming Use that could be detrimental to the health, safety, and welfare of the community. An exterior inspection of the property and/or structure you own at the aforementioned address occurred on 02/26/26 by a City of Muskogee Code Officer.

VIOLATIONS FOUND

PERSON LIVING IN AN RV IN AN AREA NOT ZONED FOR RVs
SECTION 90-08-01 (B) OF THE MUNICODE

Section 90-14-08 (H) .Surfacing. The surface of all parking spaces, drive aisles, maneuvering and vehicular display or storage areas shall be paved with either asphaltic concrete or Portland cement concrete. Semi-pervious materials such as grass Crete and pervious pavers may also be used, subject to the approval of the Public Works Director.

CORRECTIVE ACTION

HAVE RV AND OCCUPANT REMOVED FROM PROPERTY BY 04/26/26. FOLLOW ALL LEGAL PROCESS TO COMPLETE THIS LEGAL ACTION.

You are hereby notified that you have ten (10) days to comply with the zoning code. If you wish to dispute the *Order to Comply with the City of Muskogee Zoning Code* by the Code Officer, you are directed to file an appeal with City of Muskogee City Clerk's Office by the 05/03/26, with a copy of the appeal to be given to the Code Enforcement Supervisor. Upon a successful and timely filling, your appeal will be heard before the Board of Adjustment at the next regularly scheduled meeting to determine:

1) **Whether the property is in violation of the City of Muskogee Code of Ordinances, Chapter 90, Section 14-09(H).**

Should you fail to appear, action will be taken in your absence, including but not limited to, action to be fined for non-compliance, revocation of business license, or any other cease and desist order. If you wish

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Muskogee, OK 74401
(918) 684-6235

to comply, discuss the order with the Code Officer, and/or have any other questions, please notify the officer by calling (918) 684-6235.

City codes are available at www.muskogeeonline.org, or may be viewed in person at the Office of the City Clerk, 229 W. Okmulgee Ave 1st Floor, Muskogee, Oklahoma and at the Muskogee Public Library, 801 W. Okmulgee Ave., Muskogee, Oklahoma.

R. A.
Code Enforcement Officer