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: 08/7/2026

AGENDA
MUSKOGEE BOARD OF ADJUSTMENT
AUGUST 11, 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 July 14, 2026, or take other necessary action. (Sarah Winkle)

2. Hold a Public Hearing and consider approval of a special use exception for the property located at 1915 N. York Street, allowing the current structure to be used as a tire shop, or take other necessary action. (Sarah Winkle)

3. Hold a Public Hearing and consider approval of a variance for the property located at 315 Gawf Road regarding the installation of solar panels on the front slopes of the roof, facing a public right-of-way, or take other necessary action. (Sarah Winkle)

ADJOURN

Board of Adjustment **1.**

Meeting Date: 08/11/2026

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 July 14, 2026, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the Board of Adjustment Minutes of July 14, 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
JULY 14, 2026

Members of the Board of Adjustment of the City of Muskogee, Oklahoma, met in a Regular Scheduled Meeting, on JULY 14, 2026, at 2:00 p.m., in Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Betty Blackwell opened the meeting to public hearing.

The meeting was called to order and the roll was called as follows:

Present:	Betty Blackwell, Chair; Cynthia Kennedy, Board Member; Greg Payton, Board Member; Cody Moore, Vice Chairperson; Russell Sain, Board Member
Staff Present:	Sarah Winkle, Director of Planning, Keri Spencer, City Attorney, Codale Ford, Chief Code Officer, Robert Atchley, Code Enforcement Officer, Maxine Slusser, Planning Admin
Attendees:	Gary Martin, 2802 S Cherokee St

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

Motion was made by Board Member Russell Sain, seconded by Board Member Cynthia Kennedy that the Board of Adjustment Minutes of June 9, 2026 be approved.

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

Carried - Unanimously

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)

Sarah Winkle, Director of Planning, provided a description of the written notice by the Code Enforcement department and the supporting codes for the issuance of the violation notice.

Keri Spencer, City Attorney, provided a legal opinion regarding the violation. The legal opinion was requested after Reverend Martin spoke at a recent City Council meeting. She indicated that Reverend Martin cited the Religious Land Use and Institutionalized Persons Act of 2000 as a reason for a variance or other exception to City Ordinances. Keri Spencer stated that the referenced Act does prohibit adopting zoning laws or ordinances that substantially burden the religious exercise of churches. Churches are still required to follow zoning laws and are subject to the health, safety and building codes of a municipality. The ordinances of the city do not discriminate against churches nor do they substantially burden the religious exercise as Reverend Martin's church. Keri Spencer referenced Reverend Martin's claim regarding the financial burden to the church and Reverend Martin's son, who is living in the RV while renovating their house, in order to come into compliance with the code and that these reasons do not discriminate against the church or their religious exercise noted under the Religious Land Use and Institutionalized Persons Act of 2000. Keri Spencer referenced Reverend Martin's claim that the City's failure to enforce its zoning laws regarding this RV for 12 years indicates some kind of acquiescence by the City and that such enforcement would never have been attempted if not for a complaint by a neighbor. Keri Spencer discussed that 90% of the City's code enforcement investigations are initiated by a citizen complaint. She also stated that silent acquiescence is not a valid argument and that the City did not provide any affirmative representation or misrepresentation regarding the RV. The City's Zoning Laws are publicly available and easily ascertainable for the Church. The City Attorney's Opinion is that the holdings from the Planning Department and any other committee meetings should all be upheld and that the RV needs to be moved as it is violation of our City Ordinances. She also instructed that the Board provide him with further instructions if he disagrees with the decision of the Board.

Reverend Gary Martin was present to speak on this item on behalf of Sanctuary Apostolic Church. Reverend Martin stated that he agreed with the recount of his appeal by the City Attorney and the points he made. He stated that when former Mayor Coleman was here, the mayor stated that they could use the RV on the property while they were renovating the church. He stated that because the neighbor does not like his son or his church, the neighbor complained which initiated the violation. He referenced the financial burden to the church if they are unable to use the RV on-site when speakers come to the church since the church would be responsible for obtaining a hotel room for that speaker. Reverend Martin stated that his son would be homeless if they are unable to use the RV to house him until the home renovations are completed. He also referenced other RV's on Cherokee St that have people living in them and stated that they were not given the same treatment as the RV behind the church. He stated that the City has targeted his church because of the neighbor's complaint. He stated that the City told him they did not know anything about the RV but that that is a lie because the City has been to the property and seen the RV multiple times and they have never said anything about it. He believes that the Religious Land Use and Institutionalized Persons Act of 2000 does apply to this case and that he should be allowed to use the RV. He also cited surrounding properties and their dilapidation and indicated he felt that the City was not giving proper notice to those properties instead of the church's RV. Reverend Martin also stated that he would like to appeal the decision of the Board if they do not rule in his favor regarding this item.

Sarah Winkle stated that the apartment complex that Reverend Martin referenced was in active litigation and that the City was unable to address the ongoing concerns regarding the property until litigation was closed. The litigation recently closed and there is now an open case on the apartment complex.

Cody Moore, Vice Chairperson, stated that his concern is that if we allow Reverend Martin's church, we would have to allow other churches and every homeowner completing renovations that they may do the same.

Reverend Martin stated he is asking for a variance until his son can finish renovations. He

stated that the expected timeframe is 1-2 months.

Sarah Winkle asked for the address of the property being worked on by his son.

Reverend Martin stated that the address is 2803 S Cherokee St (across from the church).

Codale Ford, Chief Code Officer, provided research findings on 2803 S Cherokee St and stated that there have been no building permits on that property since 2018.

Reverend Martin stated that the structure is not changing in the building.

Sarah Winkle stated that a residential remodel permit is still required.

Codale Ford referenced a conversation with Reverend Martin where Reverend Martin discussed former Mayor Coleman's prior allowance for the RV to be used during renovation of the church. Codale Ford stated and that no permit had been issued since 2018 for the building his son was working on and that was a plumbing permit.

Reverend Martin indicated that he did not know a permit would be required for the drywall and flooring.

Sarah Winkle stated that regarding the variance request, unfortunately a variance would not be recommended by the Planning Department because it does not meet all 4 questions required in Ordinance; specifically, that the church would be creating its own hardship by placing the RV where zoning code does not allow it.

Codale Ford stated that the RV could be moved to an RV park to prevent the homelessness of Reverend Martin's son.

Reverend Martin stated that the church cannot afford to put the RV in an RV park. He also stated that he spoke with former Mayor Coleman earlier in the day and that he was unable to be there but that he could speak to the allowance of the RV at the church.

Greg Payton asked if former Mayor Coleman had provided anything in writing.

Reverend Martin stated that he did not know if there was anything in writing regarding this. He stated that they had a permit for the church that was still not closed because they are still actively working on renovations since 2015 or so and the permit is still not closed.

Codale Ford spoke regarding Reverend Martin's comment about targeting and stated that he has been working the whole block, not just this property.

Cody Moore referenced the new Mayor's initiative and direction for the department.

Keri Spencer provided the ordinance definition of an RV and discussed that the RV at the church does not meet the definition. Verbal approval is not allowed within the City's ordinance and "others doing it" is not a valid defense.

Motion was made by Board Member Russell Sain, seconded by Board Member Greg Payton to uphold the determination of the Code Enforcement Division and the Order to Comply with the Zoning Regulations and allow 14 days for compliance from the date of this meeting.

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

Carried - Unanimously

Betty Blackwell closed the meeting to public hearing.

There being no further business, the meeting adjourned.

Maxine Slusser, Planning Admin

Betty Blackwell, Chairperson

Board of Adjustment **2.**

Meeting Date: 08/11/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Hold a Public Hearing and consider approval of a special use exception for the property located at 1915 N. York Street, allowing the current structure to be used as a tire shop, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and the South 4 feet of Lot Twenty-four (24), Block Four (4), ENGLEWOOD ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the recorded Plat thereof.

BACKGROUND:

The applicant is requesting a special use exception for the purpose of utilizing the current structure as a tire shop at the property located at 1915 North York Street. In looking at the property and the surrounding properties, there are several like businesses all with the current zoning of Industrial. It is more conducive to do a special use exception for the property than to do a spot rezone.
The proposed use does conform to the future land use map.

Planning Department Analysis

- Current Zoning & Use: I-1 Light Industrial Use
- Proposed Zoning & Use: I-1 Light Industrial (no change); Tire Shop
- Quarter Section, Range, Township: NE24-15-18
- Street Address: 1915 N. York Street, Muskogee, OK

Justification from the applicant:
This request is based on the surrounding properties being zoned and used as I-1 Light Industrial.

RECOMMENDED STAFF ACTION:

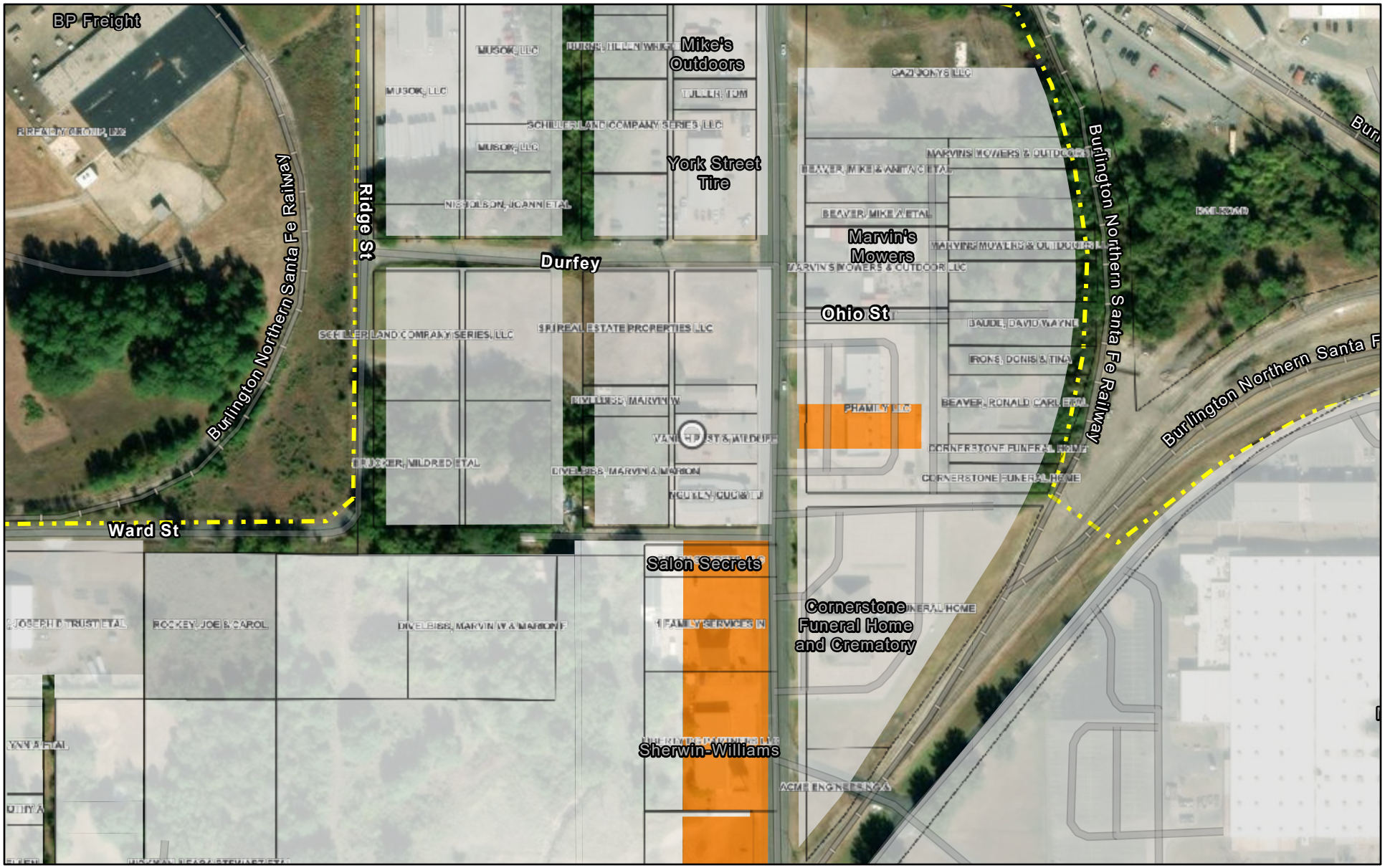
Approve the Special Use Exception request.

Fiscal Impact

Attachments

Zoning Map
Staff Report

City of Muskogee Zoning Map



7/20/2026

Zoning Districts

R-1

C-2

I-1

Muskogee City Limits

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:3,216

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

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MUSKOGEE
Planning Department

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

Planning & Community Development Staff Report

Agenda Item Title:
Hold a Public Hearing for a special use exception regarding the current structure being used as a tire shop on the property located at 1915 N York Street, or take other necessary action. (Sarah Winkle)

Meeting Information:
City of Muskogee Board of Adjustment
Tuesday, August 11, 2026 at 2:00 P.M.
City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Legal Description:

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and the South 4 feet of Lot Twenty-four (24), Block Four (4), ENGLEWOOD ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the recorded Plat thereof.

Background:
Planning Department Analysis

- Current Zoning & Use: I-1 Light Industrial Use
- Proposed Zoning & Use: I-1 Light Industrial (no change); Tire Shop
- Quarter Section, Range, Township: NE24-15-18
- Street Address: 1915 N. York Street, Muskogee, OK

Discussion: The applicant is requesting a special use exception for the purpose of utilizing the current structure as a tire shop at the property located at 1915 North York Street.

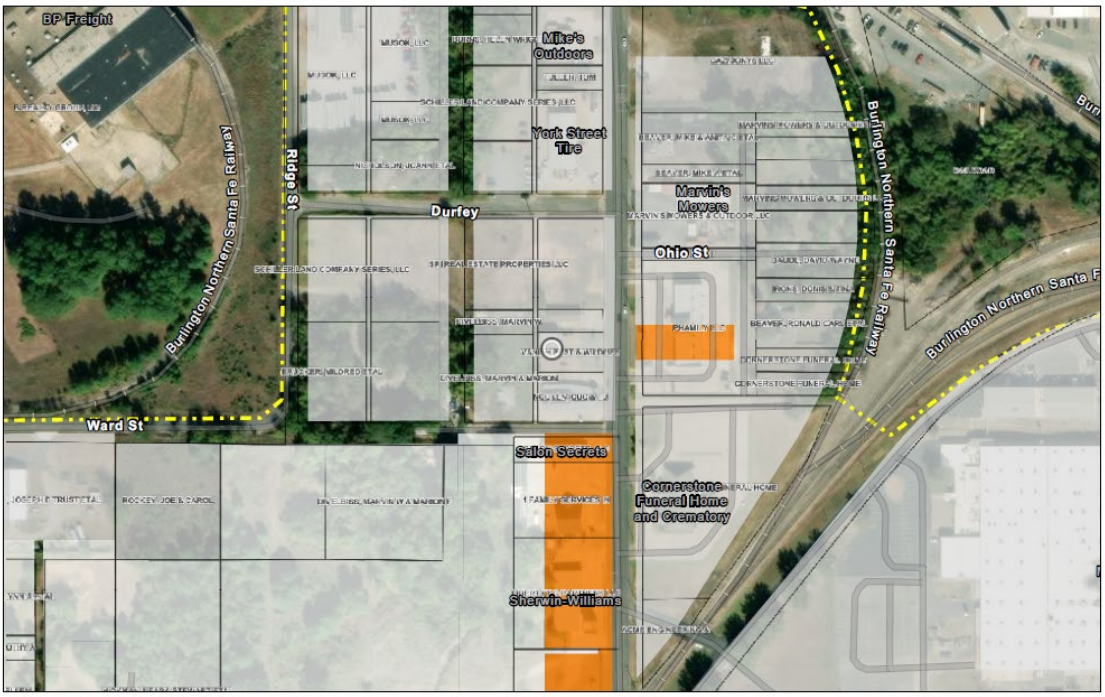
Justification from the applicant:
This request is based on the surrounding properties being zoned and used as I-1 Light Industrial. The proposed use does conform to the future land use map.

Recommendation: Approve the special use exception request

MUSKOGEE
Planning Department

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

City of Muskogee Zoning Map





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

Property Pictures:

West





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

East



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

North



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

South



Board of Adjustment **3.**

Meeting Date: 08/11/2026

Initiator: Sarah Winkle, Director of Planning and Community Development

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AGENDA ITEM TITLE:

Hold a Public Hearing and consider approval of a variance for the property located at 315 Gawf Road regarding the installation of solar panels on the front slopes of the roof, facing a public right-of-way, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

PHOENIX VILLAGE 3RD LOT 8 BLOCK 15

BACKGROUND:

The application was submitted on behalf of the property owner. The property owner, located at 315 Gawf Road, is working with a solar installation company doing business as Limitless Electric. The applicant states that the current zoning regulations for solar energy collectors does not allow adequate energy efficiency to supply the dwelling if they are mounted on the rear-facing slopes of the roof. The applicant is requesting to mount 9 solar panels on the front-facing slopes to help with energy efficiency, which is in direct violation of municipal ordinance. Per the City of Muskogee municipal ordinance, roof mounted Solar Energy Collectors being installed shall comply with Section 90-12-04-M Accessory Structures and Uses. The ordinance states that, "Solar energy collectors shall be mounted so that they cannot be seen from adjacent residential uses or the public right-of-way, except that they may be visible from an alley."
Per State Statute 11 O.S. 44-107, the applicant must meet these four questions to satisfy the statute:

Variances by the Board of Adjustments

1. **Hardship**: The application of the ordinance to a particular piece of property would create an unnecessary hardship
2. **Property Specific**: Such conditions are peculiar to the particular piece of property involved.
3. **Do No Harm**: relief, if granted, would not cause substantial detriment to the public good, or impair the purpose of intent of the ordinance or the comprehensive plan.
4. **Minimum Necessary**: the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Based on state statute the applicant is creating their own hardship which is in direct violation of State Statute 11 O.S. 44-107 and does not satisfy the request for variance.

RECOMMENDED STAFF ACTION:

Deny the variance request.

Fiscal Impact

Attachments

Staff Report
Zoning Map
Letter

MUSKOGEE
Planning Department

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

Planning & Community Development Staff Report

Agenda Item Title:
Hold a Public Hearing for a variance regarding the installation of solar panels on the front slopes of the roof facing a public right-of-way located at 315 Gawf Road, or take other necessary action. (Sarah Winkle)

Meeting Information:
City of Muskogee Board of Adjustment
Tuesday, August 11, 2026 at 2:00 P.M.
City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Legal Description:
PHOENIX VILLAGE 3RD LOT 8 BLOCK 15

Background:

Planning Department Analysis

- Current Zoning & Use: R-1 Single-Family, Residential
- Proposed Zoning & Use: No change; no change
- Quarter Section, Range, Township: NW31-15E-19N
- Street Address: 315 Gawf Road, Muskogee, OK

Discussion: The application was submitted on behalf of the property owner. The property owner located at 315 Gawf Road is working with a solar installation company doing business as Limitless Electric. The applicant states that the current zoning regulations for solar energy collectors does not allow adequate energy efficiency to supply the dwelling if they are mounted on the rear facing slopes of the roof. The applicant is requesting to mount 9 solar panels on the front facing slopes to help with energy efficiency which is in direct violation of municipal ordinance. Per the City of Muskogee municipal ordinance; roof mounted Solar Energy Collectors being installed shall comply with Section 90-12-04-M Accessory Structures and Uses. The ordinance states that, "Solar energy collectors shall be mounted so that they cannot be seen from adjacent residential uses or the public right-of-way, except that they may be visible from an alley." Per State Statute 11 O.S. 44-107 the applicant must meet these four questions to satisfy the statute:

MUSKOGEE
Planning Department

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

Variances by the Board of Adjustments

1. **Hardship:** The application of the ordinance to a particular piece of property would create an unnecessary hardship
2. **Property Specific:** Such conditions are peculiar to the particular piece of property involved.
3. **Do No Harm:** relief, if granted, would not cause substantial detriment to the public good, or impair the purpose of intent of the ordinance or the comprehensive plan.
4. **Minimum Necessary:** the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Based on state statute the applicant is creating their own hardship which is in direct violation of State Statute 11 O.S. 44-107 and does not satisfy the request for variance.

RECOMMENDATION: Deny the variance request.

MUSKOGEE
Planning Department

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

City of Muskogee Zoning Map



7/14/2026

Qtr Sect Areas

Zoning Districts

R-1

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

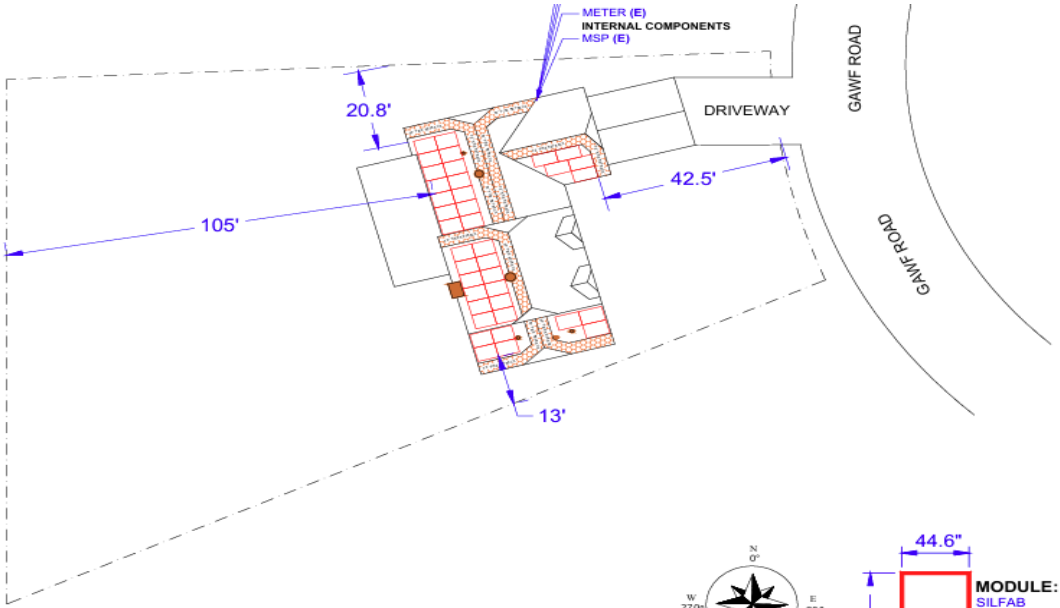
Citations

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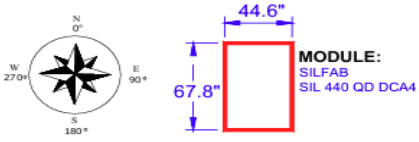
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SITE PLAN
.0523" = 1'-0"

(38) SILFAB SIL 440 QD DCA4
(38) ENPHASE IQ8HC-72-M-DOM-US



City of Muskogee Zoning Map



7/14/2026

Qtr Sect Areas

Zoning Districts

R-1

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:1,998

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Microsoft, Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

ToWhomItMayConcern

March 31th, 2026

Project Details:
DIANA JEFFRIES
315 GAWF RD, MUSKOGEE, OK 74403

This letter is to state that if we remove solar panels from the front side of the house, it will reduce the efficiency of the system by more than **21%**. The PV Watts Reports with two different layouts are being shared below as reference to support this letter.

PROPOSED:

Sr #	Array #	Azimuth	Tilt	System Size (KW)	Annual Production (KWh)
1	1	255º	30º	6.16	7,878
2	2	255º	30º	5.28	6,755
3	3	255º	30º	1.76	2,254
4	4	75º	30º	1.32	1,442
5	5	165º	30º	2.20	3,199
				14.44	**21,528**

NO PANELS ON FRONT:

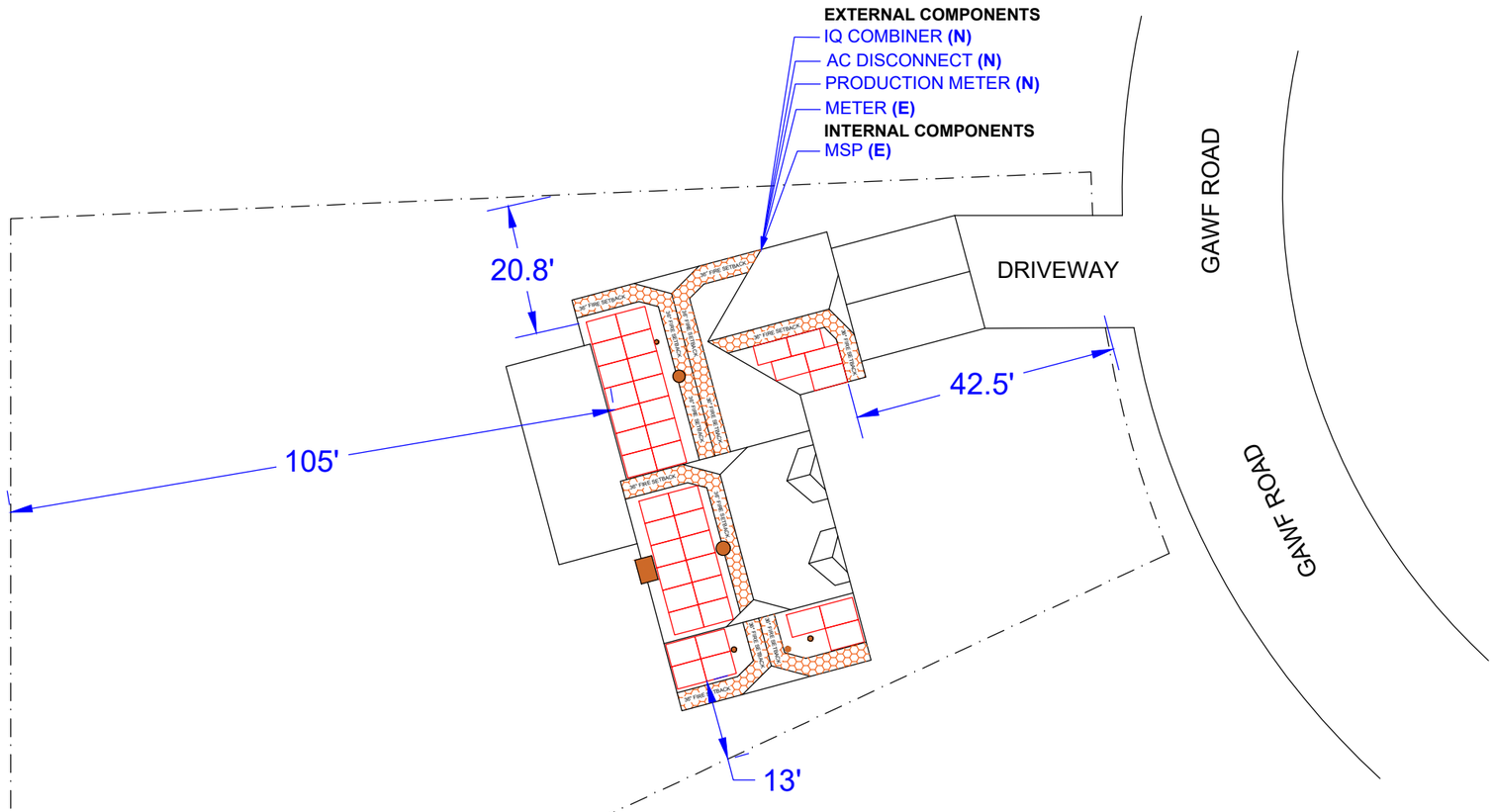
Sr #	Array #	Azimuth	Tilt	System Size (KW)	Annual Production (KWh)
1	1	255º	30º	6.16	7,878
2	2	255º	30º	5.28	6,755
3	3	255º	30º	1.76	2,254
				10.92	**16,887**

Regards,
Dan Marino

Dan Marino

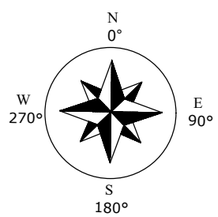
VISIBLE ,LOCKABLE ,LABELED,
FUSED AC DISCONNECT
WITHIN 10 FEET OF UTILITY METER

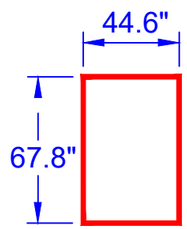
PROPERTY LINE
FENCE



01 SITE PLAN
0.0523" = 1'-0"

(38) SILFAB SIL 440 QD DCA4
(38) ENPHASE IQ8HC-72-M-DOM-US





MODULE:
SILFAB
SIL 440 QD DCA4

LIMITLESS ELECTRIC

CONTRACTOR

LIMITLESS ELECTRIC

PHONE: 832 - 844 - 5854

ADDRESS:
21631 RHODES RD SUITE 410, SPRING, TX 77388

SITE INFORMATION

DIANA JEFFRIES

315 GAWF RD,
MUSKOGEE, OK 74403

AC SYSTEM SIZE: 14.44 kW AC
DC SYSTEM SIZE: 16.72 kW DC

LAT, 35.73405080444837

LONG, -95.33344421368442

(38) SILFAB
SIL 440 QD DCA4
PV MODULES

(38) ENPHASE
IQ8HC-72-M-DOM-US
MICRO-INVERTER

OG&E
METER# 55068719G

PAGE SIZE : 17" X 11" (ANSI B)

SITE PLAN

DATE: 03-22-2026
DESIGN BY: M.R

A-101
SHEET-2

Enhance PVWatts® with features tailored to your specific needs!
We collaborate with companies, universities, and organizations to privately fund new capabilities or analyses.
Your investment drives innovation while benefiting the broader energy community.
Email PVWatts@nlr.gov to learn more.

NATIONAL LABORATORY OF THE ROCKIES

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NLR and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at //sam.nlr.gov) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NLR report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Lab of the Rockies ("NLR"), which is operated by the Alliance for Energy Innovation, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NLR/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NLR/ALLIANCE shall not provide any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NLR/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NLR/ALLIANCE 'AS IS' AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NLR/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

7,878 kWh/Year*

System output may range from 7,618 to 8,065 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	2.88	454
February	3.38	477
March	4.36	674
April	5.07	728
May	5.95	868
June	6.05	827
July	6.12	854
August	5.84	810
September	5.03	698
October	4.08	601
November	3.32	495
December	2.50	392
Annual	**4.55**	**7,878**

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

DC System Size	6.16 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	255°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	14.6%

Enhance PVWatts® with features tailored to your specific needs!
We collaborate with companies, universities, and organizations to privately fund new capabilities or analyses.
Your investment drives innovation while benefiting the broader energy community.
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The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

6,755 kWh/Year*

System output may range from 6,532 to 6,915 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	2.88	389
February	3.38	409
March	4.36	578
April	5.08	624
May	5.96	745
June	6.06	709
July	6.12	732
August	5.84	695
September	5.03	599
October	4.08	515
November	3.32	425
December	2.50	336
Annual	4.55	6,756

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

DC System Size	5.28 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	255°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	14.6%

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The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

2,254 kWh/Year*

System output may range from 2,179 to 2,307 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	2.88	130
February	3.38	136
March	4.37	193
April	5.08	208
May	5.96	248
June	6.06	237
July	6.12	244
August	5.84	232
September	5.04	200
October	4.09	172
November	3.33	142
December	2.50	112
Annual	4.55	2,254

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

DC System Size	1.76 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	255°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	14.6%

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The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

1,442 kWh/Year*

System output may range from 1,394 to 1,476 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	2.04	68
February	2.60	78
March	3.52	116
April	4.39	136
May	5.17	162
June	5.84	171
July	6.05	182
August	5.34	160
September	4.41	132
October	3.24	103
November	2.41	76
December	1.76	58
Annual	**3.90**	**1,442**

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

DC System Size	1.32 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	75°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	12.5%

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The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

3,199 kWh/Year*

System output may range from 3,093 to 3,274 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	3.98	227
February	4.26	216
March	4.92	269
April	5.27	270
May	5.73	298
June	5.96	291
July	6.26	312
August	6.16	305
September	5.81	289
October	5.13	271
November	4.58	246
December	3.58	205
Annual	5.14	3,199

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

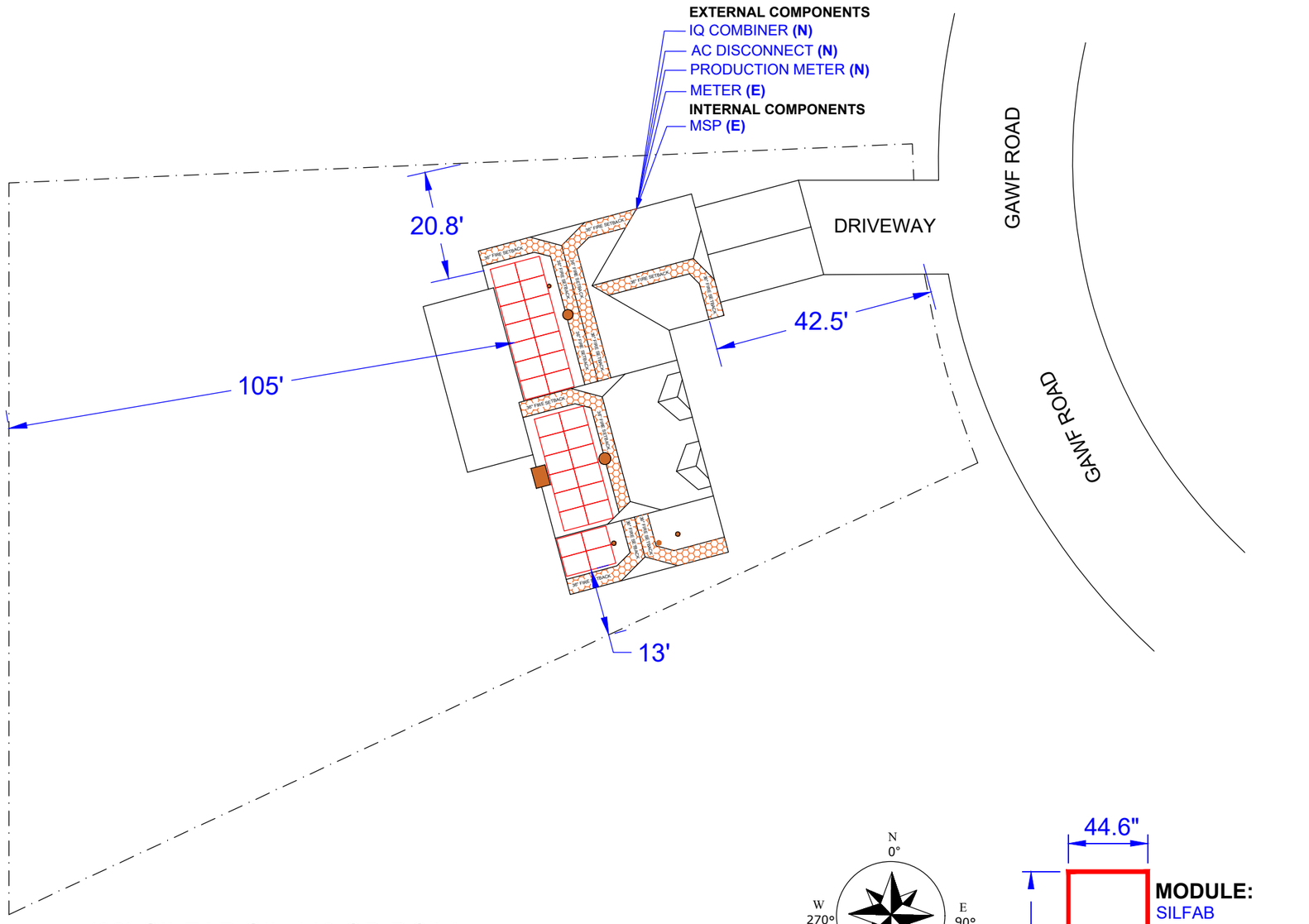
DC System Size	2.2 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	165°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	16.6%

VISIBLE ,LOCKABLE ,LABELED,
FUSED AC DISCONNECT
WITHIN 10 FEET OF UTILITY METER

PROPERTY LINE
FENCE



01 SITE PLAN
0.0523" = 1'-0"

(38) SILFAB SIL 440 QD DCA4
(38) ENPHASE IQ8HC-72-M-DOM-US

MODULE:
SILFAB
SIL 440 QD DCA4

LIMITLESS ELECTRIC

CONTRACTOR

LIMITLESS ELECTRIC

PHONE: 832 - 844 - 5854

ADDRESS:
21631 RHODES RD SUITE 410, SPRING, TX 77388

SITE INFORMATION

DIANA JEFFRIES

315 GAWF RD,
MUSKOGEE, OK 74403

AC SYSTEM SIZE: 14.44 kW AC
DC SYSTEM SIZE: 16.72 kW DC

LAT, 35.73405080444837

LONG, -95.33344421368442

(38) SILFAB
SIL 440 QD DCA4
PV MODULES

(38) ENPHASE
IQ8HC-72-M-DOM-US
MICRO-INVERTER

OG&E
METER# 55068719G

PAGE SIZE : 17" X 11" (ANSI B)

SITE PLAN

DATE: 03-22-2026
DESIGN BY: M.R

A-101
SHEET-2

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The energy output range is based on analysis of 30 years of historical weather data, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

7,878 kWh/Year*

System output may range from 7,618 to 8,065 kWh per year near this location.

Month	Solar Radiation (kWh / m^2 / day)	AC Energy (kWh)
January	2.88	454
February	3.38	477
March	4.36	674
April	5.07	728
May	5.95	868
June	6.05	827
July	6.12	854
August	5.84	810
September	5.03	698
October	4.08	601
November	3.32	495
December	2.50	392
Annual	**4.55**	**7,878**

Location and Station Identification

Requested Location	315 GAWF RD, MUSKOGEE, OK 74403
Solar Resource Data Location	NSRDB Lat/Lng: 35.73, -95.34
Latitude	35.73° N
Longitude	95.34° W

PV System Specifications

DC System Size	6.16 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	255°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	14.6%

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RESULTS

6,755 kWh/Year*

System output may range from 6,532 to 6,915 kWh per year near this location.

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January	2.88	389
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May	5.96	745
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Annual	4.55	6,756

Location and Station Identification

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PV System Specifications

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Array Tilt	30°
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Performance Metrics

DC Capacity Factor	14.6%

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RESULTS

2,254 kWh/Year*

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January	2.88	130
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March	4.37	193
April	5.08	208
May	5.96	248
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October	4.09	172
November	3.33	142
December	2.50	112
Annual	4.55	2,254

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DC System Size	1.76 kW
Module Type	Standard
Array Type	Fixed (open rack)
System Losses	14.08%
Array Tilt	30°
Array Azimuth	255°
DC to AC Size Ratio	1.2
Inverter Efficiency	96%
Ground Coverage Ratio	0.4
Albedo	*From weather file*
Bifacial	No (0)
Monthly Irradiance Loss	Jan 0% Feb 0% Mar 0% Apr 0% May 0% June 0% July 0% Aug 0% Sept 0% Oct 0% Nov 0% Dec 0%

Performance Metrics

DC Capacity Factor	14.6%