

MINUTES
City of Muskogee Planning and Zoning Commission
May 7, 2018

Members of the City of Muskogee Planning and Zoning Commission were called to order at a Regular Scheduled Meeting on Monday, May 7, 2018 at 9:00 a.m., in the Council Chambers, 3rd Floor of the Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present: Commissioner Lathon Archie III; Commissioner Jack Bethany; Commissioner Mark Luttrull; Commissioner Shirley Hilton-Flanary; Commissioner Stella Derrick
Absent: Commissioner Justin Walker; Commissioner Patrick Cale
Staff: Gary D. Garvin, Director of Planning and Economic Development; Tish Callahan, Assistant
Present: City Planner; Susan Ross, Office Administrator

1 Roll Call.

2 Chairman Mark Luttrull called for approval of the Minutes of the April 2, 2018 Planning and Zoning Commission meeting.

Motion was made by Commissioner Jack Bethany, seconded by Commissioner Shirley Hilton-Flanary

AYE: Commissioner Lathon Archie III, Commissioner Jack Bethany,
Commissioner Shirley Hilton-Flanary, Commissioner Stella Derrick

Other: Commissioner Mark Luttrull (ABSTAIN)

Carried

3 Chairman Mark Luttrull opened the Public Hearing

Gary D. Garvin, Planning Director, presented the staff report on the request from Deshuana Dewberry (Willis) for approval of an Ordinance rezoning the property located on the northwest corner of 3rd and Kalamazoo, more particularly described in the Ordinance, from "C-2" General Commercial District to "R-1" Single-Family Residential District, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change. The applicant is requesting the property be rezoned from "C-2" General Commercial District to "R-1" Single-Family Residential District to allow the property to be developed residentially in the future. According to the Land Use Map, the area west of Main Street and south of West Southside Boulevard is classified as residential. Therefore, the request to rezone to "R-1" Single-Family Residential complies with the Comprehensive Plan and Land Use Map adopted by the City of Muskogee and staff recommends approval.

There were no citizens present to address the Planning and Zoning Commission.

Chairman Mark Luttrull closed the Public Hearing.

Motion was made by Commissioner Jack Bethany, seconded by Commissioner Shirley Hilton-Flanary

AYE: Commissioner Lathon Archie III, Commissioner Jack Bethany,
Commissioner Mark Luttrull, Commissioner Shirley Hilton-Flanary,
Commissioner Stella Derrick

Carried - Unanimously

4 Chairman Mark Luttrull opened the Public Hearing.

Gary D. Garvin, Planning Director, presented the staff report on the request to review the Land Use Map and take action on the approval of a resolution amending the Land Use Map regarding property located within part of Sections 2 and 3, T14N, R18E, more particularly described in the resolution from Industrial to Transitional Residential, and if approved authorize staff to revise the Land Use Map of the City to reflect said change. Previously the City Council denied a request by Phillip and Penny Coppin to rezone the property located on South Cherokee Street, south of Cherokee Drive, from "C-1" Local Commercial to "I-1" Light Industrial to allow a rental business to be located on the property. The request complied with the Land Use Map adopted by the City of Muskogee on June 4, 2012. When the rezoning was denied (2/12/18), City Council requested that staff review the Land Use Map and consider changing the classification. Property that complies with the Land Use Map should be approved or the Land Use Map amended.

Since the request to rezone by Mr. and Mrs. Coppin was denied, staff has reviewed the Land Use Map and based on the following information has determined that amending the Land Use Map is not recommended for this large industrial area.

The center of the industrial area is located at the intersection of two highways (Highway 64 and Highway 165). The large industrial area also contains two railroad tracks running parallel with each other through the middle of the area. The area classified as industrial by the Land Use Map contains 1,718 acres (2.7 square miles) and consists of several existing industrial uses, large parcels, vacant land, floodplain and is isolated from established residential areas. There is approximately 60 residential structures within the 1,718 acres. The large majority of the area is currently zoned industrial. Additionally, the area where the rezoning was denied and being considered under the proposed resolution (Cherokee Street, Cherokee Drive, Missouri-Pacific Railroad, and Peak Blvd./Hwy 165) containing 58 +/- acres is all currently zoned commercial or industrial, there is no residential zoning within this area.

Amending the Land Use Map to Transitional Residential would allow new residential structures to be located within this area. Many industrial uses have outdoor storage, repair bays, and fuel whose appearance, light, noise, and odors make them incompatible with residential uses. This area is an ideal location for industrial uses, due to the existing zoning, large parcels, access to rail and the highway system, and isolation from

established residential.

Staff recommends denying the resolution amending the Land Use Map from Industrial to Transitional Residential.

There were no citizens present to address the Planning and Zoning Commission.

Chairman Mark Luttrull closed the Public Hearing.

Motion was made by Commissioner Jack Bethany to deny the resolution amending the Land Use Map, seconded by Mark Luttrull.

AYE: Commissioner Lathan Archie, Commissioner Jack Bethany, Commissioner Mark Luttrull, Commissioner Shirley Hilton- Flanary, Commissioner Stella Derrick

Carried - Unanimously

There being no further business to come before the City of Muskogee Planning and Zoning Commission, Chairman Mark Luttrull adjourned the meeting at 9:18 a.m.