MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
AUGUST 2, 2021

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on August 2, 2021, in the Council Chambers, Municpal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order by Chairperson Stacy Alexander and the Office Administrator called the roll as follows:

Present:	Chair Stacy Alexander; Vice Chair Darrell Russell; Commissioner Patrick Reeder; Commissioner Paige Frix; Commissioner Michelle Shirley
Absent:	Commissioner Evelyn Hibbs; Commissioner Leroy Walker Sr.
Staff Present:	Tish Callahan, City Planner; Susan Ross, Office Administrator

1 Chairperson Stacy Alexander presented the item to consider approval of the July 19, 2021 Planning Commission Minutes, or take other necessary action.

Motion was made by Darrel Russell to approve the July 19, 2021 Planning Commission minutes.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Patrick Reeder

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Paige Frix, Commissioner Michelle Shirley

Carried - Unanimously

2 City Planner Tish Callahan presented the staff report on the item to Hold a Public Hearing to consider approval of Ordinance 4124-A to rezone 941 North Main, City of Muskogee, from C-1, Local Commercial to C-2, General Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. City Planner Tish Callahan stated that the owner, First Main Street. LLC (Patrick Cale, applicant) is requesting to rezone the property located at 941 North Main from the C-1, Local Commercial District to the C-2, General Commercial District to allow for more options for the lease or future sale of the building. The building is located along North Main Street/Highway 64 within a high commercial corridor, where the majority of the adjacent zoning classifications and/or uses are general commercial, regional commercial or industrial.

Existing zoning and land use:

Site: C-1, C-1, Local Commercial District (former Las Americas grocery store)
North: C-1, Local Commercial District (Car Wash – C-2, General Commercial use)
South: Undeveloped Joplin Street, vacant land
East: North Main/Hwy 64 and C-3, Regional Commercial District (Four lane highway with center median and offices)
West: North 3rd Street and R-1, Single Family Residential

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates local commercial within this area. Therefore, the request to rezone to the C-2 General Commercial District complies with the Comprehensive Plan and Land Use Map. Notices have been sent to the property owners within a 300 foot radius, as required, and a notice was published in the paper twenty (20) days prior to the Public Hearing. A Public Hearing will be held on the following days:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: Public Work Committee
August 9, 2021 at 5:30 p.m. Muskogee City Council Meeting

City Planner Tish Callahan stated that the owner of the property is present for the meeting to answer any questions.

Commissioner Paige Frix asked for clarification on the difference of the C-1 Local Commercial zoning and the C-2 General Commercial zoning. City Planner Tish Callahan stated that the C-1 Local Commercial Zoning is used more for a general office space and C-2 General Commercial Zoning is more for an establishment that stays open later or possibly has a drive thru.

Commissioner Darrell Russell asked if the rezoning request was to just open up more options for the property. City Planner Tish Callahan stated that yes that is the purpose of the request to rezone to C-2 General Commercial. Mrs. Callahan gave some examples of businesses that require C-2 General Commercial zoning such as farm and animal supply stores with outdoor display.

Chairperson Stacy Alexander opened the Public Hearing.

Teresa Reutlinger, 2500 Shelby Court, Muskogee, asked why the rezoning request is being submitted before the tenants are in the building. City Planner Tish Callahan

stated that sometimes the sale of buildings are contingent on the zoning being approved.

Chairperson Stacy Alexander closed the Public Hearing.

Commissioner Darrell Russell made a motion to approve the rezoning request from C-1 Local Commercial to C-2 General Commercial zoning for the property located at 941 North Main Street.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Patrick Reeder

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Paige Frix, Commissioner Michelle Shirley

Carried - Unanimously

3 City Planner Tish Callahan presented the staff report on the item to hold a Public Hearing to consider approval of Ordinance 4125-A to rezone Lot 8 and Lot 24, Block 2 in Reeves Addition, located at 415 West Shawnee, City of Muskogee, from R-1, Single Family Residential to C-1, Local Commercial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. City Planner Tish Callahan stated that the owner, I Don't Care Bar & Grill is requesting to rezone two lots within the total restaurant property to clear up the title and have all the property zoned correctly for its use. The original development, Applebee's Restaurant, had the property owned at the time zoned for the restaurant. The lots currently zoned residential were acquired after the original development and a parking lot expansion has been done. The C-1, Local Commercial zoning classification will bring all the property currently owned by I Don't Care Bar & Grill under compliance.

Existing zoning and land use:

Site: C-1, Local Commercial District and two lots R-1, Single Family Residential (I Don't Care Bar & Grill)

North: West Shawnee Street
South: R-1, Single Family Residential - vacant land
East: Pickens Avenue with C-3, Regional Commercial District, R-1, Single Family Residential and C-1, Local Commercial zones
West: Chicago Avenue and C-1, Local Commercial (Golden Corral)

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates commercial within this area. Therefore, the request to rezone to the C-1 Local Commercial District complies with the Comprehensive Plan and Land Use Map.

Notices have been sent to the property owners within a 300 foot radius, as required, and a notice was published in the paper twenty (20) days prior to the Public Hearing. A Public Hearing will be held on the following days:

August 2, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
August 2, 2021 at 5:30 p.m.: Public Work Committee

City Planner Tish Callahan stated that the owner of the property is present for the meeting to answer any questions.

Chairperson Stacy Alexander opened the Public Hearing, no one asked to speak and the Public Hearing was closed.

Commissioner Patrick Reeder made a motion to approve the rezoning request from R-1 Single Family Residential to C-1 Local Commercial for the property located at 415 W. Shawnee.

Motion was made by Commissioner Patrick Reeder, seconded by Commissioner Michelle Shirley

AYE: Chair Stacy Alexander, Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner Paige Frix, Commissioner Michelle Shirley

Carried - Unanimously

There being no further business, the meeting was adjourned at 9:12 a.m.