MINUTES

OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN COUNCIL CHAMBERS OF CITY HALL SEPTEMBER 20, 2021

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on September 20, 2021, in the Council Chambers, Municpal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

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

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

1 Stacy Alexander presented the item to consider approval of Planning Commission Minutes of August 2, 2021, or take other necessary action.

Board Member Darrell Russell made a motion to approve the Minutes of the August 2, 2021 Planning Commission meeting. Board Member Michelle Shirley seconded the motion.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Michelle Shirley

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

Carried - Unanimously

2 Planning Director Tish Callahan presented the staff report on the item to consider approval of the Preliminary and Final Plat of Andrews Addition, consisting of one (1) lot on 1.60 acres, located at 567 E. Smith Ferry Road, or take any other necessary action.

Mrs. Callahan stated that the applicant and owner, Logan Andrews has submitted the Preliminary and Final Plat of Andrews Addition consisting of one (1) lot on 1.60 acres, located at 567 E. Smith Ferry Road. The request for the plat is to allow for a new residential construction on the property.
Subdivision Review Committee reviewed and recommended approval of the Preliminary and Final Plat. The property meets the area and zoning regulations.

Board Member Michelle Shirley made a motion to approve the Preliminary and Final Plant of Andrews Addition. Board Member Patrick Reeder seconded the motion.

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

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

Carried - Unanimously

3 Planning Director Tish Callahan presented the item to consider approval of the Preliminary and Final Plat of Northeastern Oklahoma Community Health Centers Addition, consisting of one (1) lot on 1.07 acres, located at 922 North York Street, or take any other necessary action.

Mrs. Callahan stated that the applicant and owner, Northeastern Oklahoma Community Health Centers has submitted the Preliminary and Final Plat of Northeastern Oklahoma Community Health Centers Addition consisting of one (1) lot on 1.07 acres, located at 922 North York Street. The request for the plat is to allow for a new commercial construction for a health center on the property.
Subdivision Review Committee reviewed and recommended approval of the Preliminary and Final Plat. The property meets the area regulations. Upon approval of the rezoning application, the property will meet the zoning regulations for a medical office.

Board Member Darrell Russell made a motion to approve the Preliminary and Final plat of Northeastern Oklahoma Community Health Centers. Board Member Leroy Walker Sr. seconded the motion.

4 Planning Director Tish Callahan presented the item to hold a Public Hearing and take action on the approval of Ordinance 4129-A to rezone property addressed as 922 North York Street, being more particularly described in the ordinance from R-1, Single Family Local Commercial 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.

Mrs. Callahan stated Northeastern Oklahoma Community Health Centers, Inc (Bravo Builders, LLC, agent) are requesting to rezone the property addressed as 922 North York, and being platted as Lot 1, Block 1, Northeastern Oklahoma Community Health Centers Addition from R-1, Single Family Residential to C-1, Local Commercial. The C-1, Local Commercial zoning classification will allow for the construction of a medical office facility for the Northeastern Oklahoma Community Health Center. The west 150' is currently zoned C-1, Local Commercial and rezoning the east portion of the property will line up with the property to the north and allow for the medical office to be constructed.
Existing zoning and land use:

Site: C-1, Local Commercial District and R-1, Single Family Residential

North: C-1, Local Commercial District
South: C-1, Local Commercial District and R-1, Single Family Residential
East: R-1, Single Family Residential
West: York Street; C-1, Local Commercial and C-2, General Commercial

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:

September 20, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
September 20, 2021 at 5:30 p.m.: Public Work Committee
September 27, 2021 at 5:30 p.m. Muskogee City Council Meeting

Chairperson Stacy Alexander opened the Public Hearing.

CEO of Northeastern Oklahoma Community Health Centers Scott Rosenthal, PO Box 751 Hulbert Ok., stated that the facility is currently in a smaller office on South York and they are waitng for a 10 year lease to expire so that they can build a new builiding. Mr. Rosenthal stated that the office has one doctor and one nurse practionor on staff at this time. Mr. Rosenthal also states that the new building will allow for the office to serve a larger part of the community and expand their services by adding more doctors.

Chairperson Stacy Alexander closed the Public Hearing.

Board Member Darrell Russell made a motion to approve Ordinance 4129-A to rezone property located at 922 N York from R-1 Single-Family Residential to C-1 Local Commercial. Board Member Paige Frix seconded the motion.

Motion was made by Vice Chair Darrell Russell, seconded by Commissioner Paige Frix

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

Carried - Unanimously

5 Planning Director Tish Callahan presented the item to hold a Public Hearing and consider approval of Ordinance 4130-A to rezone property addressed as 3329 South Cherokee Drive, being more particularly described in the ordinance from R-1, Single Family Local Commercial to I-1, Light Industrial, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action.

Mrs. Callahan stated that Wendy Qualls (Charles E. and Debora Yandell, owners) is requesting to rezone the property addressed as 3329 South Cherokee, from R-1, Single Family Residential to I-1, Light Industrial. The I-1, Light Industrial zoning classification will allow for the construction of a landscape nursery and retail store on the property. The property is located south of Tower Inspections, Inc., which is zoned I-1, Light Industrial zone.

Existing zoning and land use:

Site: R-1, Single Family Residential (vacant land)

North: I-1, Light Industrial
South: R-1, Single Family Residential (vacant land)
East: South Cherokee Drive; PUD, Planned Unit Development (golf course vacant land)
West: Hwy 64

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates light industrial within this area. Therefore, the request to rezone to the I-1, Light Industrial 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:

September 20, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
September 20, 2021 at 5:30 p.m.: Public Work Committee
September 27, 2021 at 5:30 p.m. Muskogee City Council Meeting

Chairperson Stacy Alexander opened the Public Hearing. No one was present to speak on the item and Stacy Alexander closed the Public Hearing.

Board Member Darrell Russell made a motion to approve Ordinance 4130-A to rezone property located at 3329 S Cherokee from R-1 Single Family Residential to I-1 Light Industrial. Board Member Patrick Reeder seconded the motion.

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 Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

6 Planning Director Tish Callahan presented the item to consider approval of the request from Captive Aire to consolidate a portion of Tract 4 with Lot 2, Block 1 of Eastpointe Business Park 3 into Tract A, Eastpointe Business Park 3, or take other necessary action.

Mrs. Callahan stated that the applicant, Captive Aire is requesting approval to consolidate a portion of Tract 4 with Lot 2, Block 1 of Eastpointe Business Park 3 into Tract A, Eastpointe Business Park 3. Tract A will consist of 19.42 acres and will allow for the expansion of the Captive Aire facility. The Tract A complies with all of the area regulations within the Zoning Ordinance.

Board Member Leroy Walker Sr. made a motion to approve the Lot Conolidation for Captive Aire. Board Member Michelle Shirley seconded the motion.

Motion was made by Commissioner Leroy Walker Sr., seconded by Commissioner Michelle Shirley

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

Carried - Unanimously

There being no further business, the meeting was adjourned at 9:23 a.m.