MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
OCTOBER 18, 2021

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on October 18, 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:	Darrell Russell, Vice Chair; Patrick Reeder, Commissioner; D'Elbie Walker, Commissioner; Leroy Walker Sr., Commissioner; Michelle Shirley, Commissioner
Absent:	Stacy Alexander, Chair; Paige Frix, Commissioner
Staff Present:	Tish Callahan, Planning Director
	Leon Davis Jr. , Economic Development Manager

1 Vice Chairman Darrell Russell presented the item to consider approval of Planning Commission Minutes of October 4, 2021, or take other necessary action.

Commissioner Leroy Walker Sr. made a motion to approve the Planning Commission Minutes from the October 4, 2021 meeting. Commissioner Patrick Reeder seconded the motion.

Motion was made by Commissioner Leroy Walker Sr., seconded by Commissioner Patrick Reeder

AYE: Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

2 Planning Director Tish Callahan presented the item to hold a Public Hearing and take action on the approval of Ordinance 4133-A to rezone property located on the south side of Peak Boulevard, west of South 24th Street, being more particularly described in the ordinance from R-1, Single Family Residential 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.

Planning Director Tish Callahan stated that Mackenzie Parks, owner, is requesting to rezone the property on the south side of West Peak Boulevard, west of South 24th Street from R-1, Single Family Residential to I-1, Light Industrial. The property has been vacant and undeveloped since the annexation of the area in 1996. At that time the property was used for shale mining and that use continued until the most recent transfer of ownership and new development plans. Mr. Parks stated the request is to allow for the development of a trucking facility.

Existing zoning and land use:

Site: R-1, Single Family Residential

North: Peak Boulevard/Hwy 165 and across the highway is C-1, Local Commercial vacant, undeveloped land.
South: R-1, Single Family Residential; vacant, undeveloped land
East: C-2, General Commercial
West: R-1, Single Family Residential, C-2, General Commercial and C-3, Regional Commercial

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates industrial zoning 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:

October 18, 2021 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
October 18, 2021 at 5:30 p.m.: Public Work Committee
October 25, 2021 at 5:30 p.m. Muskogee City Council Meeting

Commissioner Patrick Reeder made a motion to approve Ordinance 4133-A to rezone property located on the south side of Peak Boulevard, west of South 24th Street, being more particularly described in the ordinance from R-1, Single Family Residential to I-1, Light Industrial. Commissioner Leroy Walker Sr. seconded the motion.

Motion was made by Commissioner Patrick Reeder, seconded by Commissioner Leroy Walker Sr.

AYE: Vice Chair Darrell Russell, Commissioner Patrick Reeder, Commissioner D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

There being no further business, the meeting was adjourned.