MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
JANUARY 3, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on January 3, 2022, 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:	Stacy Alexander, Chair; Patrick Reeder, Commissioner; Leroy Walker Sr., Commissioner; Michelle Shirley, Commissioner
Absent:	Darrell Russell, Vice Chair; Paige Frix, Commissioner; D'Elbie Walker, Commissioner
Staff Present:	Tish Callahan, Planning Director
	Susan Ross, Office Administrator

1 Chair Stacy Alexander presented the item to consider approval of Planning Commission Minutes of December 6, 2021, or take other necessary action.

Board Member Leroy Walker Sr. made a motion to **approve** the minutes of the December 6, 2021 Planning Commission meeting. Board Member Patrick Reeder seconded the motion.

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

AYE: Chair Stacy Alexander, Commissioner Patrick Reeder, 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 4148-A to rezone property addressed as 2408 West Broadway, being more particularly described in the ordinance from C-1, Local Commercial to R-1, Single Family Residential, 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 Haven House, Inc., owner and applicant, represented by Forest Kirk, is requesting to rezone the property located at 2408 West Broadway, known as the Haven House The request is to go from C-1, Local Commercial to R-1, Single Family Residential to allow for the house to be sold as a residential home. The mortgage company requires the property to have the correct zoning classification under their lending requirements.

Existing zoning and land use:
Site: C-1, Local Commercial
North: R-1, Single Family Residential
South: C-1, Local Commercial
East: C-1, Local Commercial
West: C-1, Local Commercial

The Comprehensive Plan/Land Use Map indicates residential zoning within this area. Therefore, the request to rezone to the R-1, Single Family Residential zone 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:
January 3, 2022 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission
January 3, 2022 at 5:30 p.m.: Public Work Committee
January 10, 2022 at 5:30 p.m. Muskogee City Council Meeting

Chair Stacy Alexander opened the Public Hearing. No one was present to speak and the Public Hearing was closed.

Board Member Patrick Reeder made a motion to **approve** Ordinance 4148-A to rezone property addressed as 2408 West Broadway. Board Member Michelle Shirley seconded the motion.

There being no further business, the meeting was adjourned.