

MINUTES
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
MARCH 7, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on March 7, 2022, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

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

Present: Stacy Alexander, Chair; Darrell Russell, Vice Chair; Patrick Reeder, Commissioner; D'Elbie Walker, Commissioner; Leroy Walker Sr., Commissioner

Absent: Paige Frix, Commissioner; Michelle Shirley, Commissioner

Staff Present: Scott Hazelton, Planning Director
Susan Ross, Office Administrator

- 1 Chairperson Stacy Alexander presented the item to consider approval of Planning Commission Minutes of February 7, 2022, or take other necessary action.

Board Member Leroy Walker Sr. made a motion to approve the Planning Commission Minutes of February 7, 2022. Board Member Patrick Reeder seconded the motion.

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

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

Carried - Unanimously

- 2 Planning Director Scott Hazelton presented the item to consider approval of the Preliminary and Final Plat of Chen Addition, consisting of one (1) lot on 4.83 acres, located southwest of the Southwest intersection of Sandow and Spruce Street, or take any other necessary action. Mr. Hazelton stated that the applicant and current owner, TingTing Chen has submitted the Preliminary and Final Plat of Chen Addition, consisting of one (1) lot on 4.83 acres, located southwest of the southwest of the

intersection of Sandow and Spruce Street. The request for the plat is to allow for a new single family home to be built.

Subdivision Review Committee reviewed and recommended approval of the Preliminary and Final Plat. The property does not meet the area and zoning regulations, however it is an existing lot and the parcel is required to be platted for development.

Board Member D'Elbie Walker made a motion to approve the Preliminary and Final Plat of Chen Addition. Board Member Darrell Russell seconded the motion.

Motion was made by Commissioner D'Elbie Walker, seconded by Vice Chair Darrell Russell

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

Carried - Unanimously

- 3 Planning Director Scott Hazelton presented the item to consider approval of the request from Robert Capps to split lots 8, 9 and the East half of lot 10 in Block 2 of the Cream Ridge Addition into a single tract of record and lots 11, 12 and the West half of lot 10 into a separate tract in Block 2 of the Cream Ridge Addition. Consider approval to consolidate Lots 8, 9 and the east half of Lot 10, into Tract 2, in Block 2 in the Cream Ridge Addition, or take other necessary action. And to Consider approval to consolidate Lots 11, 12 and the west half of Lot 10, into Tract 2, in Block 2 in the Cream Ridge Addition, or take other necessary action. Mr. Hazelton stated that the applicant, Robert Capps, is requesting approval to split lots 8, 9 and the east half of lot 10 in Block 2 of the Cream Ridge Addition into a single tract of record and lots 11, 12 and the west half of lot 10 into a separate tract in Block 2 of the Cream Ridge Addition. Consider approval to consolidate Lots 8, 9 and the east half of Lot 10, into Tract 2, in Block 2 in the Cream Ridge Addition, or take other necessary action. And to Consider approval to consolidate Lots 11, 12 and the west half of Lot 10, into Tract 2, in Block 2 in the Cream Ridge Addition, or take other necessary action. The proposed split and consolidation meet the square feet minimum and complies with the area regulations within the Zoning Ordinance.

Board Member D'Elbie Walker made a motion to approve the Lot Split and Lot Consolidation for lots 8, 9 and the East half of lot 10 in Block 2 of the Cream Ridge Addition into a single tract of record and lots 11, 12 and the West half of lot 10 into a separate tract in Block 2 of the Cream Ridge Addition. Board Member Leroy Walker seconded the motion.

Motion was made by Commissioner D'Elbie Walker, seconded by Commissioner Leroy Walker Sr.

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

Carried - Unanimously

Planning Director Scott Hazelton presented the item to hold a Public Hearing and take action on the approval of Ordinance 4155-A to rezone property located South and West of the intersection of South Country Club and Gawf Lane, 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. Mr. Hazelton stated that the the area being requested for rezoning has been vacant for a number of years. On the north portion of the property there has been a multifamily facility. The applicant is requesting to rezone the property in order to develop the property for a single family residence.

Existing zoning and land use:

Site: C-1 Local Commercial

North: R-3 Townhouse, and Gawf Lane Townhouses

South: C-1 Local Commercial, Vacant Land

East: C-1 Local Commercial, Vacant Land

West: C-1 Local Commercial, Single Family Residence

The application matches the Future Land Use Map of the City of Muskogee.

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:

March 7, 2022 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission

March 7, 2022 at 5:30 p.m.: Public Work Committee

March 14, 2022 at 5:30 p.m. Muskogee City Council

Chairperson 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 4155-A to rezone property located South and West of the intersection of South Country Club and Gawf Lane. Board Member Darrell Russell seconded the motion.

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

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

Carried - Unanimously

There being no further business, the meeting was adjourned.