

MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
MARCH 21, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on March 21, 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; Michelle Shirley, Commissioner

Absent: Paige Frix, Commissioner

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

- 1 Chair Stacy Alexander presented the item to consider approval of Planning Commission Minutes of March 07, 2022, or take other necessary action.

Commissioner Leroy Walker made a motion to approve the Planning Commission Minutes of March 07, 2022. Commissioner Darrell Russell seconded the motion.

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

Carried - Unanimously

- 2 Planning Director Scott Hazelton presented the item to consider approval of the request from John B. Davis to split Lot 2 in Block 1 of the Williams Addition, City of Muskogee into (2) two tracts of record, or take other necessary action. Mr. Hazelton stated that the applicant, John B. Davis, is requesting approval to split Lot 2 in Block 1 of the Williams Addition into (2) two tracts so that he can sell the home located in the new Tract 2 of Block 1 Williams Addition. The house is addressed as 1635 Elmwood. Tract 1 will contain approximately 3.18 acres and Tract 2 will contain approximately 0.51 acres. The proposed lot split meets the square feet minimum and complies with the area regulations within the Zoning Ordinance.

Commissioner Darrel Russell made a motion to approve the lot split into two tracts. Commissioner 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 D'Elbie Walker, Commissioner Leroy Walker Sr., Commissioner Michelle Shirley

Carried - Unanimously

- 3 Planning Director Scott Hazelton presented the item to consider approval to consolidate Lots 7, 8 and 9 in Block 2 in Greevers Addition, City of Muskogee, or take other necessary action. Mr. Hazelton stated that the applicant, Travis Reeves, is requesting approval to consolidate Lots 7, 8, and 9 into Tract 1 in Block 2 in the Greevers Addition so that he can build a shop building on the new Tract. The new Tract 1 would contain approximately 10,492.5 square feet. The proposed lot consolidation meets the square feet minimum and complies with the area regulations within the Zoning Ordinance.

Commissioner D'Elbie Walker made a motion to approve the lot consolidation in Greevers Addition. Commissioner Patrick Reeder seconded the motion.

Motion was made by Commissioner D'Elbie Walker, seconded by Commissioner Patrick Reeder

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

Carried - Unanimously

- 4 Planning Director Scott Hazelton presented the item to hold a Public Hearing and take action on the approval of Ordinance 4156-A to rezone property located at 3811 Boston Street., being more particularly described in the ordinance, from, "R-5" Mobile Home to "C-1" Local Commercial 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 area being requested for rezoning is a vacant lot that previously housed a Mobile Home. It is unknown how long it has been vacant. It is located just

south of Okmulgee Street and West of 38th Street. The applicant is requesting to build a work shop on the property for personal hobby use. No items will be sold out of the building.

Existing zoning and land use:

Site: R-5 Mobile Home

North: C-2 General Commercial and C-1 Local Commercial, Commercial businesses

South: C-1 Local Commercial, Storage building

East: R-1 Single-family Residence

West: C-1 Local Commercial, Vacant

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 21, 2022 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission

March 21, 2022 at 5:30 p.m.: Public Works Committee

March 28, 2022 at 5:30 p.m. Muskogee City Council Meeting

Chair Stacy Alexander opened the Public Hearing. After a brief discussion among Commissioners the Public Hearing was closed.

Commissioner Darrell Russell made a motion to approve Ordinance 4156-A to rezone property located at 3811 Boston Street. Commissioner Leroy Walker seconded the motion.

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

Carried - Unanimously

There being no further business, the meeting was adjourned.