

MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
APRIL 4, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on April 4, 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; Patrick Reeder, Commissioner; D'Elbie Walker, Commissioner; Leroy Walker Sr., Commissioner; Michelle Shirley, Commissioner

Absent: Darrell Russell, Vice Chair; Paige Frix, Commissioner

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

- 1 Stacy Alexander presented the item to consider approval of Planning Commission Minutes of March 21, 2022, or take other necessary action.

Commissioner Leroy Walker made a motion to approve minutes of the March 21, 2022 meeting. Commissioner Michelle Shirley seconded the motion.

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

AYE: Chair Stacy Alexander, 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 Jorge Bermudez to split lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into a single tract of record and the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into a separate tract in Block 7 of the Reid Heights Addition. Consider approval to consolidate lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into Tract 1, and consolidate the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into Tract 2, or take other necessary action. Mr. Hazelton stated that the applicant Jorge Bermudez is submitting a request to consider splitting lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into a single tract of record and the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into a separate tract in Block 7 of the Reid Heights Addition and to consider approval to consolidate lots 9 and the West 39 feet of lot 10 in Block 7, Reid Heights Addition into Tract 1, and consolidate the East 11 feet of Lot 10 and all of lots 11 & 12 in Block 7, Reid Heights Addition into Tract 2. There is an existing house located in the proposed Tract 1. The location of the property is on the Northeast corner of Washington and Baltimore Streets.

Commissioner D'Elbie Walker made a motion to approve the lot split and consolidation. Commissioner Patrick Reeder seconded the motion.

- 3 Planning Director Scott Hazelton presented the item to discuss allowing metal as an additional approved building material, and if appropriate, direct staff to modify City Code 90-09-04, Commercial District Design Standards, authorizing the change for further consideration. Mr. Hazelton stated that the metal buildings would be allowed in Commercial and Industrial zoning for primary structures and accessory buildings in residential zoning. Mr. Hazelton asked for input from the Planning Commission. Discussion followed and Planning commission members asked for more details about the types of metal buildings that would be allowed and for some sample pictures of buildings.

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

AYE: Chair Stacy Alexander, 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 discuss the potential revision to the Residential Agriculture zoning district, and if appropriate, direct staff to modify the City Code. Mr. Hazelton stated that the current Residential Agriculture zone allows for 6 chickens per acre and 2 animals (livestock) per acre. Some options may include requiring a specific use permit, adding a buffer to the property, adding restrictions next to property located next to residential zones, lowering the density per acre and requiring so many acres with no grandfathering.

Doug Walton, 2702 Gibson, stated that he would like to see more urban farming allowed in the city limits. Mr. Walton stated that urban farming is growing across the nation and it promotes healthy living. Mr. Walton stated that he would like to see our

city to move in this direction and allow more farming use inside the city limits.

After a some discussion commission members agreed that more information is needed and would like to know what is allowed by other cities that are a comparable size to Muskogee.

5 Presentation of the Planning Commission Training Video.

The link to the Planning Commission Training Video was blocked by a firewall and unable to be shown to members.

Commissioner D'Elbie Walker made a motion to table the item to the next meeting. Commissioner Leroy Walker seconded the motion.

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

AYE: Chair Stacy Alexander, 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.