

CITY OF KREBS  
PLANNING AND ZONING MEETING MINUTES  
MAY 7, 2024

1. MEETING CALLED TO ORDER -by Chairman Mark Moy

2. ROLL CALL by Chairman Mark Moy

Dana DeFrange- absent  
Richard Cotton- present

James Garigin- present  
Mark Moy- present

Larry Coxsey- present

3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE MARCH 6, 2024  
PLANNING & ZONING MEETING

Larry Coxsey made a motion to approve the minutes. James Garigin seconded.  
Chairman Moy called for a vote. Richard Cotton- yes, James Garigin- yes, Larry Coxsey- yes.  
Motion passed.

4. BUSINESS PREVIOUSLY DISCUSSED - None

5. BUSINESS NOT PREVIOUSLY DISCUSSED

A. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND BUILDING OF NEW HOUSE  
AT 645 W. JACKSON

Ryan Shields is wanting to build house here.

Chairman Moy asks if they have had a survey, and if they have a blue print.

Tammy Shipley states they do.

Chairman Moy asks if they are building on the easement.

Ryan States they will build not be building on the easement.

Chairman Moy asks if they want to close the alley

Ryan States yes.

Chairman Moy states that as far as he knows there are no utilities on that easement but it will have to  
be checked by Okie811

Ryan presents blueprint.

Chairman Moy states they will have to have a survey first, and the house needs to be drawn on the survey.

Chairman Moy states once you get the alley legally closed then it can be resurveyed to show it as usable  
property. Chairman Moy states there is a railroad right away in there that they may maintain but will not  
every be able to own.

Larry Coxsey states they will get a copy of the setbacks to Ryan so they will know what they are for the front  
yard, back yard and side yards so that when they are getting the survey done the surveyor can make sure he  
has the offsets correct.

Richard Cotton states he will show the offsets on the survey

Chairman Moy states all he has to do is draw the outside edge of the house. Chairman Moy states if Ryan  
gets that done, we can proceed on getting the alley closed.

Ryan asked if the alley does not get closed if he can still build the house there. He states he will not be in the  
alley.

Chairman Moy responds as long as he is on his property. Chairman Moy states all they need is the drawing  
with the house on it before to proceed to the next step which is recommending it to the council.

Chairman Moy asks for motion.

James Garigin makes a motion to table the recommendation for this building permit until next month's meeting on June 4, 2024. Richard Cotton seconds. Chairman Moy calls for a vote. Richard Cotton – yes, Larry Coxsey- yes, James Garigin- yes. Motion to table passed.

**B. PRESENTATION FROM ATWELL GROUP (SYED ALAM) WITH DISCUSSION OF CITY REQUIREMENTS, AND POTENTIAL CONSTRAINT RESOLUTIONS FOR THE GOAL OF ESTABLISHING AN ALLSUP'S CONVENIENCE STORE AT THE NE CORNER OF HWY 69 & HWY 270. TOPICS REQUESTED TO BE DISCUSSED INCLUDE, BUT NOT LIMITED TO INCLUDE: PLANNING & ZONING OF SITE, UTILITY CONNECT REQUIREMENTS, ENVISIONED PROJECT PERMITTING REQUIREMENTS & APPLICATIONS, FEE SCHEDULE, DESIGN STANDARDS, AND DRAINAGE MITIGATION.**

Syed from Atwell engineering firm states they are just looking at preliminary plans. Syed is requesting information about the process of review, building permits, water, sewer and any requirements from the city. Chairman Moy states he does not think there is sewer there.

Syed asks if there was water there

Chairman Moy states the water comes from McAlester they just don't know where

Syed states they are looking at septic tanks for sewer. They are going to have a Geotech report done to see the condition of the soil.

Chairman Moy states you will need an ALTA survey first. That survey will plot it all together to show where the sewers, right of ways, your radius.

Syed states that ODOT told them they have to maintain the current shape, taper and grade of the drive.

Richard Cotton states everything he has ever seen designed having to do with semis the minimum width is 50 feet. Richard Cotton tells Syed the sewer is going to be really important that he is going to have to file plans with DEQ to get them approved before anything happens.

Chairman Moy states plus you are going to have got through the state fire Marshall. Chairman Moy states we do not have a fire marshal so you have to take it to the state.

Richard Cotton states you will get your building permit from the state.

Chairman Moy states when you get that our deal is really supplemental.

Richard Cotton states the ALTA is really important. Richard states when you give us the ALTA survey don't give it to us in this small size. We have to be able to read it.

Syed asked once he gets the approval from DEQ and the state fire Marshal does the City of Krebs have any design standards that have to be met.

Chairman Moy states no the state fire Marshal will do that. Chairman Moy states after you get approval from both of those you bring it back to us, we make a recommendation to the city council, they approve it.

Richard Cotton asked where they were going to put the lateral lines for the septic tank.

Syed states we are going to pump to a lift station.

Chairman Moy states the whole property is concrete. Chairman Moy states you get that through the state fire marshal we will go from there.

Richard Cotton states you have to file that with DEQ also.

Syed asked if they needed permission to use McAlester water.

Chairman Moy states you will have to get with McAlester with that. Chairman Moy states your ALTA survey will show that.

Syed states its going to be a tough site. Syed clarifies he needs to get approval from states fire marshal, DEQ for water and septic, health department, then city permit.

Chairman Moy states we are glad to have you.

## 6. COMMENTS FROM PLANNING AND ZONING COMMISSION

Larry Coxsey asked if the city of Krebs have a public storm shelter.  
Cindy Cooper, City clerk states they can go to the school.

## 7. ADJOURN

Chairman Moy asks for a motion.

[Richard Cotton makes a motion to adjourn](#). James Garigin seconds.

Chairman Moy calls for a vote. James Garigin- yes, Larry Coxsey- yes, Richard Cotton- yes. [Motion passed](#).