

CITY OF KREBS  
PLANNING AND ZONING MEETING MINUTES  
JUNE 4, 2024

1. MEETING CALLED TO ORDER-by Chairman Mark Moy

2. ROLL CALL- by Chairman Mark Moy

Richard Cotton- present,                      Larry Coxsey- present,  
Dana DeFrange- present                      James Garigin- present,                      Mark Moy- present.

3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE MAY 7, 2024 PLANNING & ZONING MEETING

James Garigin made a motion to approve the minutes from the May 7, 2024 meeting. Larry Coxsey seconded. Chairman Moy calls for a vote. Richard Cotton- yes, James Garigin- yes, Larry Coxsey- yes, Dana DeFrange- yes, Chairman Moy- yes.     **Motion passed.**

4. BUSINESS PREVIOUSLY DISCUSSED

A. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND A BUILDING PERMIT FOR CONSTRUCTION OF TWO, TWO FAMILY DUPLEXES TO BE LOCATED AT 110 NW 3<sup>RD</sup> ST. KREBS, OKLAHOMA, PENDING COUNCIL APPROVAL OF ZONING CHANGE FROM R-1 TO R-2.     **Request withdrawn by owner.**

B. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND BUILDING PERMIT FOR CONSTRUCTION OF NEW HOUSE TO BE LOCATED AT 645 W. JACKSON KREBS, OK BLOCK 20 LOT 6

Chairman Moy states this is Tami and Ryan Shipley. Chairman Moy states Tami does not have the legal survey with the house drawn on right, so the planning and zoning board cannot issue a building permit at this time.

Tami states the surveyor drew the house on there.

Chairman Moy states the surveyor drew the house on the alley, and the alley is not closed.

Tammy asked if there could be a special meeting once it is drawn on their correctly.

Chairman Moy states yes, but it has to go to the city councils next meeting, and they have to vote to approve or disapprove to close the alley. Chairman Moy states, and then we can have a special meeting, but it will probably bring you back to the planning and zoning.

**Larry Coxsey makes a motion to table.** Richard Cotton seconds. Chairman Moy calls for a vote.

Dana DeFrange- yes, Richard Cotton- yes, James Garigin -yes, Larry Coxsey- yes, Chairman Moy- yes.

**Motion passed.**

5. BUSINESS NOT PREVIOUSLY DISCUSSED

- A. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND REZONING OF PROPERTY LOCATED AT 110 NW 3<sup>RD</sup> KREBS, OKLAHOMA BLOCK 16, LOTS 6 & 7 FROM R-1 RESIDENTIAL TO R-2 MULT-FAMILY RESIDENTIAL TO REFLECT FUTURE USE

Request withdrawn by owner

- B. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND VACATING OF ~~EASEMENT~~ ALLEY LOCATED ON NW JACKSON BETWEEN NW 6<sup>TH</sup> ST & NW 7<sup>TH</sup> ST, BLOCK 20 BETWEEN LOTS 6, 7, 8 AND 9.

Chairman Moy states there are no utilities in the alley. *\* It is listed as easement but should be corrected to alley.* Chairman Moy states Tami Shipley owns the property on all sides of this alley. Larry Coxsey clarifies that there are no utilities in this alley.

Larry Coxsey makes a motion to close this alley. Richard Cotton seconds. Chairman Moy calls for a vote.

Dana DeFrange- yes, Richard Cotton- yes, James Garigin- yes, Larry Coxsey- yes, Chairman Moy- yes.

Motion passed.

- C. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND TO ALLOW JENE FREDERICK TO CONTINUE TO LIVE IN CAMPER ON PROPERTY LOCATED AT 320 SW 3<sup>RD</sup> KREBS, OKLAHOMA UNTIL HOUSE IS BUILT.

Jene Frederick states he is tearing down trailers on 3<sup>rd</sup> street to do a rebuild. Jene states he needs to get a building permit to do that. Jene states he does not know all the steps to do that, and that is why he is coming before the planning and zoning board today is so he can figure out all his steps. They (city council) said I needed to come here and get a building permit but they did not tell me anything else. Jene states they (city council) just said come to the meeting.

Chairman Moy states if you are going to tear everything down, then you do not need a permit from us.

Jene Frederick states he is going to build on the property.

Chairman Moy states once you have everything tore down, and have a legal survey of your property.

Jene Fredrick states they said I just need to bring building plans and tell you all what I am doing.

Chairman Moy states once all that is done, that is what you will have to do.

Jene Fredrick asks if there is a list for all that.

Chairman Moy states a list can be provided. Chairman Moy states you are going to have to have the street drawn in. A legal survey by a legal surveyor. You have to draw your house in where you are going to put it on the property. It has to be 25 feet from the front of the property, five feet from the side if it's in the middle. If it's on the corner lot it will be different.

Jene Fredrick asked if it needs to be five feet from the property line.

Chairman Moy states five feet from the side of the property line. Chairman Moy states, you get a surveyor, get a survey, then you put the house where you want it then we can give you a building permit.

Larry Coxsey states the house drawing has to be drawn on the survey.

Chairman Moy confirms someone one can draw it. It has to be a house drawing, but does not have to be architectural like on commercial.

Jene Fredrick clarifies that he can give the house drawing to the surveyor, have him put it on the drawing where he wants it. Then bring that back to the planning and zoning board? Jene Fredrick asks what else he needs to bring.

Chairman Moy states the legal survey with your house drawn on your property where you want it. With the legal setbacks. Chairman Moy states the surveyor can get that off the internet. He should know that. Then bring it back to the planning and zoning board with a drawing of your house plan and we can go from there.

Larry Coxsey states, that is when we could vote to approve a building permit.

Chairman Moy states you can tear down whatever you want on your own property.

Jene Fredrick asks if that will hold his progress as of right now? All I need is to get the survey in here that shows you the house to get a building permit.

Chairman Moy states you have to have a legal survey of your property so we know you are not building on somebody else property.

Larry Coxsey states the agenda item stating “to recommend or not recommend for you to continue living in the camper” that is not up to us.

Jene Fredrick states they (city council) were wanting a building permit to show I am in the process of building and then take that to them.

Larry Coxsey states when you get all your information, like Chairman Moy just said, the survey, you’re drawing on the survey like it’s supposed to be then you come back. You could get your building permit then you could go back, and talk to the council and show you have made progress. Then it would be up to them whether they are going to allow you to continue living in it or not.

Chairman Moy states there is a city ordinance against living in a camper trailer, in the city of Krebs. But that’s not us, that is codes which you have already been visited by. Chairman Moy states you can tear down whatever you want.

Jene Fredrick asked what else he needed to do?

Chairman Moy states, that is it.

Jene Fredrick verified that the planning and zoning meet one time a month.

Tommy Ray Walker asked why someone else got a ticket for having a travel trailer on their property but Mr. Fredrick did not get a ticket.

Chairman Moy states you cannot be living in a travel trailer in Krebs, that’s code, and the police department can give you a ticket for that.

Tommy Ray Walker states, Alan Boatwright was given a ticket, and Mr. Fredrick was not, both around the same time and he asking what the difference is.

Chairman Moy states he does not know.

Larry Coxsey asked if a motion needed to be made on this.

Chairman Moy states no because it does not apply to the planning and zoning board.

Larry Cosey agreed “no not the way it is worded.” Larry Coxsey states we have explained what he needs to get, and that’s all that’s left up to us.

Chairman Moy states that is a code enforcement issue.

Larry Coxsey agreed.

No action taken.

6. COMMENTS FROM PLANNING AND ZONING COMMISSION

None

7. ADJOURN

[James Garigin makes a motion to adjourn.](#) Larry Coxsey seconds. Chairman Moy calls for a vote.

Dana DeFrange- yes, Richard Cotton- yes, James Garigin- yes, Larry Coxsey- yes, Chairman

Moy- yes.

[Motion passed.](#)