

CITY OF KREBS
PLANNING AND ZONING MEETING MINUTES
July 2, 2024

1. MEETING CALLED TO ORDER- By Chairman Mark Moy

2. ROLL CALL- by Chairman Mark Moy

Dana DeFrange- present	James Garigin- present
Richard Cotton- present	Larry Coxsey- present
Chairman Moy- present	

3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE JUNE 4, 2024 PLANNING & ZONING MEETING

Dana DeFrange makes a motion to approve the minutes of the June 4, 2024 minutes

James Garigin seconds. 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 BUILDING PERMIT FOR CONSTRUCTION OF NEW HOUSE TO BE LOCATED AT 645 W. JACKSON KREBS, OK BLOCK 20 LOT 6.

Tami Shipley presents the survey of property with house drawn on it.

Chairman Moy states the house is going to be on Jackson, but it will face 7th street. The Shipley's own all that property, and 911 has stated they do not care which way the house faces.

Richard Cotton asks if everything has been filed?

Cindy Cooper, City Clerk responded yes, and the alley is closed.

Larry Coxsey clarifies that the alley has been closed.

Cindy Cooper states yes, it has been filed, and published in the newspaper.

Larry Coxsey asked if the offsets are shown on the survey?

Chairman Moy states the side yard only has to be 15 feet from Jackson.

Larry Coxsey verifies the front yard is at least 20 feet.

Richard Cotton states it is 25.

Larry Coxsey states, rear yard 30 feet.

Chairman Moy asks if everyone understands. Chairman Moy asks for a motion.

James Garigin makes a motion to recommend a building permit for construction of new house at 645 W. Jackson. 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 BUILDING PERMIT FOR PROPOSED ROOM ADDITION TO EXISTING HOUSE LOCATED AT 1868 NW 14TH STREET, MCALESTER, OK. IN BLOCK 202, LOTS 6, 7, 8, & 9.

John Moyer of 1868 NW 14th street, McAlester address, but Krebs jurisdiction. Mr. Moyer states he would like to make a room addition onto his house and was told that the property is listed as commercial, and he did not want to run into any problems with anything. Mr. Moyer states he would like to rezone it as residential. He has five lots in a row, and does not see why that would be a problem. Mr. Moyer states he has a couple of neighbors across the street, and down just a little bit, a few hundred yards from him. Mr. Moyer states, why it is commercial now is a mystery to him. Chairman Moy states it is to him too.

Larry Coxsey states, I thought this was for a building permit.

Chairman Moy states, that is all we can do at this time, is the building permit. We will have to come back if you want to rezone. The reason is because it is not on here (agenda) so we cannot act on it. We can tell you what our opinions are. Chairman Moy states he does not know why it is commercial. Chairman Moy states you can get with the city clerk and she can tell you what you need to do for that.

Cindy Cooper states you will have to get a map of your property with the addresses of the property owners within 300 feet of you. We will send out certified letters of your request, and publish it in the newspaper.

Mr. Moyer states he was wondering if he needed to have his neighbors here tonight.

Cindy Cooper states, no we send them the letters. You will have to pay for the ad in the newspaper and the cost of the certified letters.

Larry Coxsey asked if this is on the other side of highway 69.

Richard Cotton asked if it is commercial where this house is?

Cindy Cooper and Mr. Moyer state, yes.

Richard Cotton asked Mr. Moyer, how he found that out.

Mr. Moyer states after he had put his down payment down the real estate agent told him there could be a problem if he ever wanted to sell the property.

Richard Cotton states he finds it hard to believe. (that it is zoned commercial)

Cindy Cooper shows on wall map the area that is commercial.

Larry Coxsey asked if this is where Barnetts construction and stuff is.

Richard Cotton states across the street, and to the north. Mr. Moyers house is up behind the VFW.

Richard Cotton asks Mr. Moyer what he is wanting to rezone his property to.

Mr. Moyer replies, residential.

Chairman Moy states they will have to do some research on this property. They did not know it was all commercial.

Richard Cotton asks Mr. Moyer if he owns all five lots and if his was the only house on it.

Mr. Moyer confirms, yes that is correct.

Larry Coxsey states Mr. Moyer will have to get with the city clerk to start the rezoning process and then come back to the planning and zoning board.

Chairman Moy states that will give them time to go look, and understand how/why that happened.

Chairman Moy states Mr. Moyer can do the building permit because he owns the property. Chairman

Moy states you can add on to a house in a commercial area, but once you vacate, it becomes commercial. Chairman Moy asked for a motion on building the room addition.

Larry Coxsey makes a motion to approve the room addition. James Garigin seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Richard Cotton- yes, James Garigin- yes, Larry Coxsey- yes, Chairman Moy- yes. Motion passed.

6. COMMENTS FROM PLANNING AND ZONING COMMISSION

7. ADJOURN

Richard Cotton makes a motion to adjourn. Dana DeFrange seconds. Chairman Moy calls for a vote. Richard Cotton- yes, James Garigin- yes, Dana DeFrange- yes, Larry Coxsey-yes, Chairman Moy- yes. Motion passed.