

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on February 22, 2022 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



MINUTES  
Monday  
February 28, 2022  
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available, and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at  
[CityofEufaulaOK.com](http://CityofEufaulaOK.com)

Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman  
Member Dennis Henson

Minutes  
Planning and Zoning Commission  
February 28, 2022  
5:30 p.m.

Notice: Planning and Zoning Commission will hold a public hearing on these items and upon which action is taken will be forwarded to the City Council with a recommendation. It should be recognized that the Planning Commission is a recommendatory body and the City Council may, or may not, concur with the Planning Commission's recommendation. Therefore, it is important to note that all items forwarded by the Planning Commission will be introduced and heard at a subsequent City Council meeting.

1. Call to Order 5:30pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Sylvester, Linstead, Pennington, Hickman, Henson.
3. Approval of Minutes.
  - A. Planning and Zoning Commission meeting October 18, 2021.  
Motion to Approve minutes by Pennington, 2<sup>nd</sup> by Henson. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for a Specific Use Permit to allow the installation of a mobile/manufactured home at the following location: Lots 346 in River Oaks Estate, a subdivision of a part of Section One (1), Township Nine (9) North, Range Sixteen (16) East. Commonly known as 346 Cheyenne Drive, River Oaks.
  - A. Conduct a public hearing.
  - B. Take action.

Discussion. Nick Henson. Citizens who spoke in opposition: Tommy Gleason, Glenna McBride, Debra Poole, Danny Whitehouse. Motion to Postpone until March 21, 2022 meeting by Linstead, 2<sup>nd</sup> by Pennington. Roll Call Vote: Yes – Pennington, Henson, Sylvester, Linstead, Hickman.

5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for a Specific Use Permit to allow the installation of a mobile/manufactured home at the following location: Lots 459 in River Oaks Estate, a subdivision of a part of Section One (1), Township Nine (9) North, Range Sixteen (16) East. Commonly known as Lot 459 at the corner of Comanche Dr. and Sequoyah Dr., River Oaks.

- A. Conduct a public hearing.

- B. Take action.

Discussion. Nick Henson. Citizens who spoke in opposition: Tommy Gleason, Glenna McBride, Debra Poole, Danny Whitehouse. Motion to Postpone until March 21, 2022 meeting by Linstead, 2<sup>nd</sup> by Pennington. Roll Call Vote: Yes – Pennington, Henson, Sylvester, Linstead, Hickman.

6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for a Zoning Change from R1-Residential to CG - Commercial General at the following location: The West Ninety (90) feet of Lot Four (4) in Block Fifty (50) of the City of Eufaula. Commonly known as the corner lot of “F” Street and Lincoln Ave.

- A. Conduct a public hearing.

- B. Take action.

Motion to Approve Zoning Change from R-1 Residential to CG-Commercial by Linstead, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes – Pennington, Henson, Sylvester, Linstead, Hickman.

7. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for a Zoning Change from R1-Residential to CG - Commercial General at the following location: The East Fifty (50) feet of Lot Four (4) in Block Fifty (50) of the City of Eufaula. Commonly known as 307 E. Lincoln Ave.

- A. Conduct a public hearing.

- B. Take action.

Motion to Approve Zoning Change from R-1 Residential to CG-Commercial by Linstead, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes – Pennington, Henson, Sylvester, Linstead, Hickman.

8. Adjournment.

Motion to Adjourn by Hickman, 2<sup>nd</sup> by Henson. Roll Call Vote: Yes – Pennington, Henson, Sylvester, Linstead, Hickman.

**Minutes**  
Board of Adjustment  
February 28, 2022  
6:00 p.m.

Board of Adjustment

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman  
Member Dennis Henson

1. Call to Order 6:27 pm Chairman Sam Sylvester
  
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Sylvester, Linstead, Pennington, Hickman, Henson.
  
3. Approval of Minutes.
  - A. Board of Adjustment meeting January 24, 2021.  
Motion to Approve minutes by Hickman, 2<sup>nd</sup> by Henson. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.
  
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of an application for Zoning Variance / Special Exception Request to allow the construction of a 30ft. x 50ft. metal building for the storage of equipment and recreational vehicles at the following location: Lots 358, 359 and 360 BLK one (1) River Oaks Addition. 494/23 666/732 765/445 948/48 1068/780\* 1074/321 (PD EST'21#32) 1103/694. Commonly known as 894 Cheyenne Drive.
  - A. Conduct a public hearing.
  - B. Take action.  
Discussion. Angela and Ryan McCaslin Motion to Approve the construction on 30 x 50ft accessory building with a façade complimentary to the façade of the house by Henson, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes – Linstead, Hickman, Pennington, Henson, Sylvester.  
Motion to Approve the following findings by Sylvester, 2<sup>nd</sup> by Hickman. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.  
Findings:
    - C. Based on the square footage of the three (3) lots combined it would be a hardship to deny the relief required.
    - D. Based on the location of their lots in the subdivision the Board of Adjustments feel the variance is acceptable.
    - E. The Variance being granted will not cause substantial detriment to the public good

or impair the purpose, spirit or interest of the code.

5. Adjournment.

Motion to Adjourn by Hickman, 2<sup>nd</sup> by Henson. Roll Call: Yes – Linstead, Hickman, Pennington, Henson, Sylvester.