

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 August 10, 2022 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **MINUTES OF MEETING**

**Monday**

**August 15, 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  
August 15, 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, Pennington, Henson, Hickman, Linstead.
3. Approval of Minutes.
  - A. Planning and Zoning Commission meeting July 18, 2022.  
Motion to Approve by Henson, 2<sup>nd</sup> by Sylvester. 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 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.Discussion. Sharon McCoy, Emma Watts, and Sersa Kesseling spoke in opposition. Motion to Deny by Linstead, 2<sup>nd</sup> by Pennington. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.

5. 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 Deny by Linstead, 2<sup>nd</sup> by Henson. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.

6. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a review and possible amendment of allowable residential building materials for outside exterior.

Discussion. Trina Williams, McIntosh County Assessor. Motion to Strike and bring back to committee once more information is gathered by Pennington, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.

7. Adjournment.

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

**Minutes**  
Board of Adjustment  
August 15, 2022  
5:30 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 6:38pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Sylvester, Pennington, Henson, Hickman, Linstead.
3. Approval of Minutes.
  - A. Board of Adjustment meeting June 20, 2022.  
Motion to Approve by Henson, 2<sup>nd</sup> by Hickman. 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 40ft garage at the following location: Lot 4, Block 122, City of Eufaula, McIntosh County, Oklahoma. Commonly known as 400 S 2<sup>nd</sup> Street.
  - A. Conduct a public hearing.
  - B. Take action.Discussion. Cody Greene applicant. Motion to Approve the construction of a building up to 1,000 sq. ft. with the following findings by Henson, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Henson, Pennington, Sylvester, Hickman. Abstain- Linstead  
Findings:
  - A. Without the Variance to allow a 1,00 sq. ft. garage, the landowner would not be able to secure his personal property.
  - B. Applicant has adequate land to build a building up to 1,000 sq. ft.
  - C. Applicant will not cause substantial detriment to the public good, since no one of the public has made a formal complaint.
5. Adjournment.  
Motion to Adjourn by Linstead, 2<sup>nd</sup> by Henson. Roll Call Vote: Yes- Pennington, Sylvester, Hickman, Linstead, Henson.

