

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

KREBS CITY HALL
5 NE WASHINGTON
KREBS, OK

JANUARY 2, 2024
TUESDAY AT
6:00 PM

1. MEETING CALLED TO ORDER – by Chairman Mark Moy
2. ROLL CALL by Chairman Moy. Dana DeFrange- present, Larry Coxsey- present, Robert Patton- present, James Garigin- present, Mark Moy- present.
3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE DECEMBER 5, 2023 PLANNING & ZONING MEETING – Chairman Moy asks for a motion. Larry Coxsey makes a motion to approve the minutes. James Garigin seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes
4. BUSINESS PREVIOUSLY DISCUSSED - None
5. BUSINESS NOT PREVIOUSLY DISCUSSED
 - A. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF R.V. PARK BETWEEN 69 FRONTAGE ROAD, NW MORRA, AND NW ELECTRIC AVE. LAND OWNED BY MCALESTER LODGING LLC. (MOTEL 6)

Daisy Patel, with Motel 6, addresses the planning and zoning commission, for a request from them to the city council, for the approval of an RV park on the land next to the Motel 6, which is located at highway 69 and Electric. Daisey Patel states there is about 2 ½ acers of land.

Chairman Moy ask is if this is to the south of the driveway back toward the highway.

Daisy Patel confirms yes, and that there is also about 2 acres of land behind the hotel they would possibly extend the RV park to in the future.

Chairman Moy ask what is being expected from the city of Krebs. Chairman Moy ask if they (Motel 6) were going to put water and sewer to each RV lot, and if they were going to put in meters.

Daisy Patel confirms that yes, they would put in water, sewer and separate meters to each RV.

Chairman Moy ask if it would be for permanent residence, or would it be for staying one or two nights.

Daisy Patel states they want it to be short term stays.

Larry Coxsey asks if there had been another RV park that someone had requested to put in, and what was the result of that.

Chairman Moy states it was voted down, but does not know the reason why it was denied.

Larry Coxsey asks if it was in commercial property also.

Chairman Moy confirms that yes, it was.

Larry Coxsey asks what the difference would be.

Chairman Moy states he would like to see a more detailed drawing, like a site plan before they made any decisions. Chairman Moy states it should include where you are going to put them, how are you going to meter them. Chairman Moy states they do not want them to stay there all the time. Daisy Patel states they do not want that either.

Dana DeFrange asks how many stalls they were planning on.

Daisy Patel responds about thirty (30) in two stages. Daisy states until they have a rendering of the site plans drawn, she cannot be more specific.

Dana DeFrange asks if they were going to put them in front of, and behind the hotel and on the highway side.

Daisy Patel confirms yes, that the gravel side is for big trucks.

Larry Coxsey states more details are needed and suggest it could be tabled or postponed depending on how much time they needed to get their information together.

Daisy Patel states they do not want to spend money on it, unless there is a least and 80% chance it would get approved. Daisy states they will happily follow any ordinances or regulations.

Larry Coxsey states he will have to do some more research on this before he could vote on it.

James Garigin asks who is responsible for the water meters, the city of Krebs or you.

Daisy Patel states if there are any incentives from the city, they would like to see that as a business owner, but if not, they would be responsible for the meters.

Chairman Moy states we do not know what water and sewer are there.

Daisy states we are going to have to get some work done, but I don't want to spend too much money on site plan and render and stuff.

Larry Coxsey makes a motion to table until next month so that more information can be obtained.

Daisy Patel asked if she should prepare anything for the next meeting.

Chairman Moy states they do not want her to spend money until the commission gathers some information.

James Garigin seconds the motion. Chairman Moy calls for a vote. Dana DeFrange- yes, Robert Patton- yes,

Larry Coxsey- yes, James Garigin- yes. Motion passed.

B. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF THE SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT FOR SUNVIEW HOMES AT 408 POND DRIVE, LOT 5 IN THE WATERFRONT ADDITION KREBS, OKLAHOMA – OAK FLOOR PLAN

OUT OF SEQUENCE *This item was voted on after discussion of items C – G.*

Chairman Moy asks for a motion. Robert Patton makes a motion to recommend approval of building permit for a single-family residential building at 408 Pond Drive, Lot 5 in the Waterfront addition. Larry Coxsey seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes, Mark Moy- yes. Motion passed.

C. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF SIX (6) OAK FLOOR PLAN SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS FOR SUNVIEW HOMES IN THE MAISANO ADDITION. LOTS 1, 4, 9, 10, 13, 18. KREBS, OKLAHOMA – *

- D. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF FIVE (5) **ELM FLOOR PLAN** SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS FOR SUNVIEW HOMES IN THE **MAISANO ADDITION. LOTS 2, 7, 11, 16, 19.** KREBS, OKLAHOMA - *

- E. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF FOUR (4) **CW FLOOR PLAN** SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS FOR SUNVIEW HOMES IN THE **MAISANO ADDITION. LOTS 3, 8, 12, 17.** KREBS, OKLAHOMA - *

- F. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF TWO (2) **PINE ADA FLOOR PLAN** SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS FOR SUNVIEW HOMES IN THE **MAISANO ADDITION. LOTS 5, 15.** KREBS, OKLAHOMA - *

- G. DISCUSS AND ACT TO APPROVE/DISAPPROVE RECOMMENDATION OF TWO (2) **CARIBEANN FLOOR PLAN** SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS FOR SUNVIEW HOMES IN THE **MAISANO ADDITION. LOTS 6, 14.** KREBS, OKLAHOMA - *

***Discussion for items C. thru G.** – Jeremy Bromagem from Sunview Homes brought plans for the commission to look at.

Chairman Moy states, these are the plans that the planning and zoning had ask for when they first started. They show where the sewer, and water are going, which way the water is flowing, streets.

Chairman Moy states it looks like you are just doing partial blacktop, on Creek Street and Church Street.

Jeremy Bromagem states “that’s what its showing on there but we will overlay the whole thing.” Jeremy states what this is showing, is that it is extending the road, making it wider. It’s very narrow down there right now. Jeremy states we have to widen the road, then we will overlay it.

Chairman Moy states you can’t make that corner. Chairman Moy states we have had a legal issue brought to us that will have to be resolved first. Chairman Moy states that building permits are only good for one (1) year.

Jeremy Bromagem states they will have all the houses, infrastructure, and roads done in a year. Larry Coxsey states to his understanding the infrastructure was supposed to be done before the houses are built.

Jeremy Bromagem states a lot of the times we will do it toward the end. Jeremy states if we do the roads now, we are going to tear them up with the concrete trucks, etc. Jeremy states we try to do that on the very end so that there is a nice finished road.

Larry Coxsey states he is concerned about the safety of people driving on that road because that road is too narrow for two (2) vehicles now, so if there are cement, lumber, semi-trucks and more vehicles coming in and out, who is going to have the right away. Legally both people have the right away, so who is taking responsibility if there is an accident. Larry Coxsey states during a previous council meeting, that it was requested that the infrastructure be done before hand. The

roads being damaged by the work trucks is not the city's responsibility/problem. Larry Coxsey states the roads have to be widened to support traffic, while the building is going on and if the roads get tore up, then someone is responsible for fixing it.

Jeremy Bromagem states he thinks the best thing to do, is widen the road with gravel, so it's safer, but don't asphalt it yet. Jeremy states his goal is to keep trucks off that road.

Larry Coxsey states another issue is, since there is going to be a road that goes in, and out not a cul-de-sac. Spruce which goes north, and south has some shop buildings, and sheds built on it which won't have the required offset from the street. Larry states the other thing is, the legal issue that has been brought up to the city council several times.

Jeremy Bromagem states he thought everything had already been approved, and that you all just needed to see the engineer stamp on the drawings, and floor plans. Jeremy states, we are alright doing whatever we need to do, but we need to get going on this. Jeremy states we are trying to answer all your questions and do what you are asking for.

Larry Coxsey states his recommendation is to find out about the legal part of the appeal. Larry states the legal part is about the rezoning of the property from A-1 agriculture to R-1 residential. Chairman Moy states he thinks they should put their infrastructure in somewhat before they build a house, but they could do them at the same time. You could be building your roads, gravel, widen them, put your tin horns where they need to be and then build your houses. Chairman Moy states he thought that is what they were doing.

Jeremy Bromagem states Maisano Road, we are going to cut it in, we are going to do all that stuff. Jeremy states but in the meantime, we are going to be setting pads, getting ready to pour slabs. Slabs are the main thing at this time of the year because you have to work around the weather, but in the meantime, we going to be doing dirt work, utilities and etc. Jeremy states we are going to be trying to do both of them at the same time.

Larry Coxsey states his concern is that the legal matter, that was not dealt with yet, automatically reverts that land back to agriculture zoned land, and you cannot build 19 homes on five acres. This needs to be taken care of before building permits are issued

Chairman Moy states we (planning and zoning commission) just received this so we will have to pass it to the council.

Jeremy Bromagem clarifies that what the commission is saying is that you need to look over that some more, and do some investigating and then come back to it.

Chairman Moy states if there needs to be a special meeting, he will call it. Chairman Moy states there is not a legal person there for them to ask, so it will have to go back to the council.

Larry Coxsey makes a motion to table items C, D, E, F, and G until the legal issue has been resolved. Robert Patton seconds.

Chairman Moy calls for a vote. Dana DeFrange- yes, Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes, Mark Moy- yes. Motion to table items C, D, E, F and G. passed.

6. COMMENTS – Larry Coxsey asked who the building inspector is.

Chairman Moy states that we do not have one.

Larry Coxsey states that would be an important thing to have with all the buildings being built.

Chairman Moy states he has not yet discussed it with the council. Chairman Moy states we need to be charging for building permits.

Larry Coxsey states we also should have a comprehensive plan. Larry states the comprehensive is your guide to development, it is a betterment for the city.

Robert Patton asks, would any action that the planning and zoning commission has taken thus far be negated because of the appeal.

Chairman Moy states the city council had already voted on the zoning before this planning and zoning board was formed. We tried to get what was best for the city of Krebs, which was more water lines, bigger sewer lines and concrete curb and gutter.

Krebs resident, Charlie states he thought at one time the council had voted to close part of Church Street, and was questioning if that had happened or not. Possible around 1975/1976.

Krebs Resident Caylin Crone asks, if it is unreasonable to request the City of Krebs, to hire a municipal attorney to assist the planning and zoning commission get to where they need to be so that they are not running into other legal issues in the future. By law you can do this.

7. ADJOURN - Chairman Moy ask for a motion. Larry Coxsey makes a motion to adjourn. Robert Patton seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes, Mark Moy- yes. Motion passed.