CITY OF KREBS
PLANNING AND ZONING MEETING MINUTES
OCTOBER 1, 2024

KREBS CITY HALL
85 S. MAIN
KREBS, OKLAHOMA

OCTOBER 1, 2024
TUESDAY
6.00 PM

1. **MEETING CALLED TO ORDER** by Chairman Mark Moy

2. **ROLL CALL** by Chairman Mark Moy. Dana DeFrange- present, Richard Cotton- present, James Garigin- present, Larry Coxsey- present, Mark Moy- present.

3. **DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE SEPTEMBER 3, 2024 MEETING**. **Larry Coxsey makes a motion to approve the September 3, 2024 meeting minutes**. 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.

4. **BUSINESS PREVIOUSLY DISCUSSED**

   A. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND BUILDING PERMIT FOR CONSTRUCTION OF A 30 X 50 SHOP BUILDING TO BE LOCATED AT 105 SW 1ST ST. KREBS, OK.

   Chairman Moy verifies members have copy of survey with building on it and that they know where its located. Chairman Moy asks for questions. Chairman Moy asks for a motion. **Richard Cotton makes a motion to recommend the building permit**. James Garigin seconds. Chairman Moy calls for 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 PROPERTY LOCATED AT BLOCK 202 LOTS 6,7,8, & 9 OF THE CITY OF KREBS, PITTSBURG COUNTY, STATE OF OKLAHOMA FROM C-1 COMMERCIAL TO R-1 RESIDENTIAL.

   John Moyer, property owner, the property was zoned C-1 commercial but nobody seems to know why. Cindy has done some research to see why it should have ever been zoned commercial. Mr. Moyer states he is off the beaten path back behind the VFW. I was concerned I might run into trouble when I wanted to add a room addition onto my house. I came before the board and the room addition was approved. I feel like if it is zoned residential if I want to do something else to my house that I would not have any problems, so I am asking that you please change it to a residential district.
   Chairman Moy confirms that Mr. Moyer owns half the block from the alley forward.
   Larry Coxsey and Chairman Moy asks what is around Mr. Moyer right now. Is there anything commercial.
   Mr. Moyer, there was a trucking company in there that was rented out.
   Larry Coxsey, do we have a map showing the surrounding areas to see what ever thing is zoned. So that we don't get into spot zoning.

Chairman Moy, what was on the other side of Mr. Moyer.
Mr. Moyer, it's all residential.
Chairman Moy, it looks like it is all residential except for that one spot.
Mr. Moyer states kind of the thing.
Larry Coxsey asked if the block to the north of Mr. Moyer was zoned residential.
Chairman Moy, no its all commercial.
Larry Coxsey its still got houses but its zoned commercial?
Cindy Cooper, city clerk yes when we researched it, to try and find out when and why they ever zoned it C-1 it was discovered that they definitely did spot zoning. It is really sporadic. They would do like two lots here and there of C-1. Over many years. I don't know if when they filled the map in, they just said "oh let's just make all of this C-1 or what."
Larry Coxsey is there a map showing how it is all zoned.
Cindy Cooper there is that map on the wall but I am not sure how accurate it is because normally we can look up and see when an area was rezoned, but when you look at those different blocks up there you may have two lots in one block zoned commercial. We went through all the files.
Larry Coxsey I would like to look into that further before we go forward. We have got into that before where someone wanted commercial in the middle of a residential and that is spot zoning and we can't do that.
Chairman Moy if we do this yes or no. He owns the whole half a block its street to street to alley.
Chairman Moy if you want to make a motion to table till next month and then we can go over there and look at it.
Larry Coxsey makes a motion to table until the board can look and some maps and get better clarity on the area. James Garigin seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Richard Cotton- no, James Garigin- yes, Larry Coxsey- yes, Chairman Moy – yes. Motion to table passed.

6. COMMENTS FROM PLANNING AND ZONING COMMISSION.

Chairman Moy I would like to change our set backs on buildings.
Chairman Moy makes a motion we move everything to 10 feet. 10 feet from the back, 10 feet from the side, 25 feet on the front and if you are on a corner lot the other side is 15 feet. Chairman Moy calls for a second. Larry Coxsey seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Richard Cotton- yes, James Garigin- Larry Coxsey- yes, Chairman Moy- yes. Motion passed.

Chairman Moy for fact finding only Mark Kirby addresses the board.

Mark Kirby trying to buy Baker estate off Electric and Harrison, sharp curve with the double wide trailer. I am trying to get the alley vacated. Mr. McKee lives on the east side of the property and the shop building is built on his half of the alleyway and his property. I am trying to vacate the alley so I can buy that section of land so that I do not have to tear the shop building down.
Chairman Moy you still have to tear it down. Your eight feet on his property. If you close the alley he gets half of it. Just for fact finding. We are going to propose that if you close the alley, you cannot put a permanent structure on it because if we want to go through there with sewer, electric or water we can't.
Larry Coxsey if the alley is closed that puts even more of it on his property.
Chairman Moy what I have been told is if the alley is closed you get half that property but you do not get it in your deed unless you go to district court and legally have it changed.
Mark Kirby, have it put on your legal abstract.

Chairman Moy yes. Put it on the agenda for next month.
Mark Kirby will the city let me buy that portion of the triangle at Harrison and Second to my property line and let me put a chain link fence there.
Chairman Moy have you talked to your councilman about putting a concrete barrier there

7. ADJOURN

Larry Coxsey makes a motion to adjourn. 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.