

CITY OF KREBS  
PLANNING AND ZONING MEETING MINUTES  
OCTOBER 3, 2023

KREBS CITY HALL  
5 NE WASHINGTON  
KREBS, OKLAHOMA

OCTOBER 3, 2023  
TUESDAY AT  
6:00 PM

1. MEETING CALLED TO ORDER by Chairman Mark Moy
2. ROLL CALL by Chairman Moy. Robert Patton- present, Larry Coxsey- present, Dana DeFrange- present, James Garigin- present, Mark Moy- present.
3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE SEPTEMBER 5, 2023 PLANNING & ZONING MEETING. Chairman Moy asked for a motion. James Garigin made a motion to approve the minutes. Robert Patton seconded. Chairman Moy called for a vote. Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes, Dana DeFrange- yes. Motion passed.
4. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE SEPTEMBER 13, 2023 SPECIAL PLANNING & ZONING MEETING. Chairman Moy asked for a motion. Dana DeFrange made a motion to approve the minutes. Robert Patton seconded. Chairman Moy called for a vote. Robert Patton- yes, Larry Coxsey- yes, James Garigin- yes, Dana DeFrange- yes. Motion passed.
5. DISCUSSION WITH THE REPRESENTATIVE FOR SUNVIEW HOMES REGARDING REQUEST FOR APPROVAL TO BEGIN CONSTRUCTION OF THE PROPOSED "MAISANO ADDITION" TO BE LOCATED AT TOWNSITE 7 LOT 42. Chairman Moy states that the board members have a packet that was requested from Sunview. Representatives present from Sunview are, Ken Masters and Jeremy Bromagem.  
Larry Coxsey states, Sunview is going to widen Church Street, and Creek along the borders, and at the property where they are wanting to build. Do they intend to do anything about the roads past those points, that are too narrow for 2-way traffic?  
Chairman Moy states, what he understands from the drawing Sunview has provided, is, they are only going to widen the roads around their property. From Church Street to 27 feet. Chairman Moy states he does not see anything on Creek but, it is supposed to be re-asphalted.  
Larry Coxsey states the residents in that area, that go out Creek Street or Krebs Lake Road, are going to have to deal with that. Once it passes that property, it narrows back down to 16 feet. Chairman Moy states it will be up to the city of Krebs to widen it. It is going to be wider, then go narrow.  
Dana DeFrange states it will be worse with 19 new homes.  
Larry Coxsey asked if the city was going to foot the bill on widening it. As far as going south on

top of the hill, a lot of that is on Marino's place. Has anyone talked to the property owners, to see what's going to happen there?

Dana DeFrage asked about the road on the east side. If you come in the back side, it's an alley. Chairman Moy states, they are dumping the road, into that street, which is not open. It's there, it is gravel.

Dana DeFrage asked from where are they dumping into it.

Chairman Moy states from Maisano, they have Maisano on the drawing but it should be Fox Drive.

Dana DeFrage asked for confirmation that there is a road, on the east boundary, that is big enough for fire trucks and stuff in.

Chairman Moy states there is a road back there, (Spruce) but they are not going to do anything with it, that will be up to the city of Krebs.

Dana DeFrage asks why not.

Chairman Moy states, they don't have it on the plans.

Dana DeFrage states, it should be on there if they are wanting to develop this area. Are we building the roads in the addition too? Don't developers usually take care of all the drains, utilities and ditches? Who is taking care of all the drainage and ditches? Is the water suppose to run toward Creek Street, and the sewer?

Mayor Walker states, they are going to have the water going down the new Maisano Road toward Church street, then down the hill, then turn back toward Creek Street. They are going to put in new tin horns at Creek St.

Jeremy Bromagem, with Sunview states, everything behind the houses will run down to a spill way.

Chairman Moy asked if DEQ has been notified?

Jeremy affirms, yes, DEQ has been notified.

Chairman Moy states, DEQ requires all water lines to be 6 inches, fire hydrants within 600 feet.

The exception to this rule is this property. The property is approximately 1200 feet from one end to the other, so you could have a fire hydrant on all four corners, and all the houses would be within that 600 feet. Chairman Moy states, to Sunview representatives, that what they proposed was a 2-inch loop. The DEQ will not approve that.

Ken Masters Sunview representative states, he got a call today from the engineer, and the water loop is a 6-inch loop.

Chairman Moy states, it says 2 inches.

Ken Masters states, he has a new drawing from the engineer, which reflects the change from a 2 inch loop to a 6-inch loop, all the way around. The new drawing also reflects a fire hydrant on all four corners, and an 8-inch sewer line running east, and west down the middle of the property, into the man hole on Church Street. Ken Masters states, the hydrants have been changed to four, and water lines to 6 inches. Ken Masters states, he has the drawing with him tonight.

Chairman Moy states, you have an easement on the sewer line, but no kind of easement on the line going north, and south. So how is Krebs going to get in there, and work on that sewer line if it breaks?

Jeremy presents copy of new drawing to zoning commission.

Chairman Moy states, in this drawing, you show concrete curb, and gutter with black top on Maisano, but you have it going all the way around the property. You do not have both sides of Church and Creek, you just have one side. Chairman Moy asked if that is correct or incorrect.

Ken Masters states that is incorrect, it is black top.

Chairman Moy states that is what it shows on the drawing you just gave us, and the ones we had previously been given. Chairman Moy states the drawing shows it curbed and guttered. If it is not going to be curbed and guttered, we are going to have to have ditches, and if we are going to have ditches we have to have tin horns, none of which these plans are showing.

Jeremy states we will have tin horns under all the drive ways.

Chairman Moy ask how big of ditches are you going to have, what about storm water? Which way? The DEQ requires a certified engineering stamp on this drawing and, a storm water run off drawing. Chairman Moy states "I don't have any of that." Anybody can draw a plan, but it does not mean it's right. Chairman Moy ask if everyone understood, and/or had any questions about this.

Jeremy states, they would get all the legalized paper work, but for right now, they are trying to get it approved before they spend anymore money. Jeremy states, once we get it approved, we will get everything to you, and it will be to code.

Chairman Moy asked the Sunview representative, what it is they are asking to be approved.

Ken Masters states, they are asking the Planning & Zoning Board, to approve the drawings of the addition so that, they can proceed with getting an engineer stamped drawing, with DEQ permits approved. The owners are not wanting to spend any more money to get this done if the Planning & Zoning Board have not approved it to go forward. We are asking permission to get started, and let the details get worked out.

Chairman Moy asked, how can we approve anything that is not certified. We want the addition, we have the water for 19 houses, but we need to know the particulars. Krebs adopted the BOCA building code. You have to have all this done before you build a subdivision. We are telling you what we think we should have.

Ken Masters clarifies, you want to see the DEQ permit, and a stamped engineer drawing, reflecting these latest changes. Ken Masters states, as I understand the procedure, the Planning & Zoning Board, has to approve this addition to go forward, but that does not mean the city council has approved it.

Chairman Moy states, yes, that is correct, this is the first step.

Ken Masters states, we want to do this addition. We just need to find out what you all require. We will proceed to get those two items resolved, and ask permission to come back.

Larry Coxsey asks if the Maisano street is going to be a dead end or open.

Chairman Moy responds, that on the drawing, it dead ends into Spruce, which is just a gravel road.

Dana DeFrangé ask if that was how it going to be, or would there be other access.

Chairman Moy states the drawing shows there is not another access, that they are dumping the traffic into the proposed old street.

Dana DeFrangé asked if it might be on there when they get the engineering stamp.

Chairman Moy states the Planning & Zoning Board will have to vote on it.

Dana DeFrangé ask if the road that is showing now, is going to be there when it's over with.

Chairman Moy states, it's there, they just aren't going to do anything with it, they are not going to black top it or do anything to it. Chairman Moy states, if you require that, you need to make a motion.

Dana DeFrangé stated suggested they take a few feet off each lot, so they could have the road go

all the way to Creek Steet, to allow two ways in, and out. Dana DeFrage expressed concern that the road could be blocked, and emergency vehicles would not be able to get turned around. Jeremy states they are going to black top Spruce when we black top Maisano road. Jeremy states they were talking about just making that an emergency exit, with signs stating "emergency exit only", not through traffic all the time, because you are going to have two ways out, but if somebody needed to they could use that road in an emergency.

Chairman Moy states, people are going to go out that way.

Larry Coxsey stated the trash pick up will not go down a dead-end road.

Dana DeFrage states Spruce should be black topped.

Chairman Moy asked if Dana DeFrage was making a motion to black top Spruce?

Dana DeFrage states they need to be able to get in, and out, especially in an emergency situation. Dana DeFrage makes motion to black top Spruce. No Second. Motion died.

Jeremy states, it is up to you all, if you want to have an open road for emergency use only, but we can asphalt that when we asphalt the new road.

Chairman Moy states, you should have a final plat, stamped by the engineer before you get your permit. Bring it back, and then the Planning & Zoning Board will vote on it. Chairman Moy states to the Sunview representatives, the drawing shows Maisano is concrete, curbed and guttered, but you're saying it is not going to be that way, that its going to be black top, no curb and gutter. So, you can understand our concern.

Ken Masters states, "don't put it on there if it's not true".

Resident Ema McCuller asked to address the commission.

Chairman Moy states, that Ema McCuller, is the resident who is going to lose a pond, and possibly, 15 feet of property and, a fence because of the new road.

Ema McCuller asked if she was going to get any compensation.

Chairman Moy replies that she is on the city right away, that her pond is on a city road.

Ema McCuller asked, "the back part of my property is on a road?" She asked where the road was at.

Chairman Moy explains that the road, which is called Fox, is not there but it is plotted. Sunview is naming the road Maisano.

Larry Coxsey states the plotted road has been under fence for 60 years.

Ema McCuller states she is losing everything she bought the property for, that she will have no privacy. Ema McCuller asked if they were going to put the fence back up.

Chairman Moy asked Sunview representatives, if they are going to put the fences back, that they take out, or just leave it out so the residents have to put it back.

Ema McCuller asked how much they were going to take.

Chairman Moy responds, we don't know how much it's going to take because this is not certified, once it's certified then you will know exactly what you are going to lose, providing the planning & zoning and city council votes it.

Ema McCuller states it's not very good for her.

Chairman Moy asked the board if they had any questions or discussion for Sunview.

Larry Coxsey confirms a certified blue print is needed to know exactly what is supposed to happen there.

Ken Masters states he has these things now. The two things already talked about and the

question of the fence, that is in the middle of a platted road. The property owners should have know that, as they had their land surveyed. Ken Masters ask what is the city going to require about the fence?

Chairman Moy states, that as a zoning commission, they can't require anything. It would have to be brought up to the council. Chairman Moy states the fence is an issue though, and asked Sunview what they intend to do about the fence.

Ken Masters states, the issue has not come up before tonight.

Larry Coxsey asked about the zoning part.

Chairman Moy states, to his knowledge the property has already been rezoned, the city council voted on, and approved it.

Larry Coxsey states there was an appeal filed on it, but nothing was addressed. Larry Coxsey states, when an appeal is filed, and nothing is addressed on that appeal, it automatically reverts the property back to the original zoning. Larry Coxsey states, attorney Pat Layden has a copy of the appeal.

Chairman Moy states the city council voted to approve the rezoning. Chairman Moy states they will look into that. Chairman Moy ask for a motion to adjourn. Dana DeFrange makes a motion to adjourn. Robert Patton seconded. Chairman Moy calls for a vote. Dana DeFrange- yes, Larry Coxsey- yes, Robert Patton- yes, James Garigin- yes. Motion passed.