

City of Krebs  
Special Planning & Zoning Commission Meeting Minutes  
September 13, 2023

1. MEETING CALLED TO ORDER by Chairman Mark Moy
2. ROLL CALL by Chairman Mark Moy – James Garigin– present, Dana Defrange- present, Larry Coxsey- present, Robert Patton- present, Chairman Moy- present.
3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE SINGLE-FAMILY RESIDENTIAL BUILDING PERMIT FOR KEYTON JAMESON AT 173 NW 3<sup>RD</sup> BETWEEN 3<sup>RD</sup> AND HARRISON LOT 2 BLOCK 17 KREBS, OK. Larry Coxsey asked if there was a house that was there before or is it an empty lot.  
Chairman Moy responded that there is a house on the corner which is Lot 1. The proposed house is for Lot 2.  
Dana Defrange asked for clarification on square footage of house.  
Mr. Jameson confirmed it was 1425 square feet.  
Larry Coxsey asked if there was already a water meter on the lot.  
Chairman Moy responded that no, there is no water meter or sewer tap. Chairman Moy informed Mr. Jameson that he would need to get a sewer tap. Chairman Moy asked for motion to approve. Dana Defrange made the motion. Robert Patton seconded the motion. Chairman Moy asked for a vote. James Garigin- yes, Dana Defrange- yes, Larry Coxsey- yes, Robert Patton- yes, Chairman Moy- yes. Motion to approve passed.
4. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE METAL BUILDING PERMIT FOR GREG A. OVERTON AT 3289 EAST HWY 270 AT THE CORNER OF 3<sup>RD</sup> STREET AND HWY 270 MCALESTER, OK. Larry Coxsey asked if there was water and sewer on the property.  
Chairman Moy replied yes there is water and sewer.  
Larry Coxsey asked if the size of the proposed building is 50' X 40'.  
Chairman Moy replied yes. Chairman Moy asked for a motion. Robert Patton made a motion to approve. Dana Defrange seconded the motion. Chairman Moy asked for a vote. James Garigin- yes, Dana Defrange- yes, Larry Coxsey- yes, Robert Patton- yes, Chairman Moy- yes. Motion to approve passed.
5. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE REZONING OF THE PROPERTY AT 350 MAIN STEET LOTS 5 & 6 BLOCK 99 KREBS, OK FROM RESIDENTIAL TO COMMERCIAL. Chairman Moy asked Tyler Partain to explain what he is wanting to do.  
Mr. Partain states he wants to build a building to sell small firearms and mostly archery

supplies. That he would pay for the building and his cousin Canaan Potter would manage it.

Chairman Moy asked if he was going to have a shooting range?

Mr. Partain responded no.

Chairman Moy asked Mr. Partain if he was just going to be selling.

Mr. Partain responded yes just selling, there will not be any shooting of guns or archery on the property.

Larry Coxsey asked Mr. Partain if he would be selling ammunition also.

Mr. Partain responded yes.

Dana Defrange asked if there would be a liability to the city.

Chairman Moy responded that to his knowledge the liability would be on Mr. Partain.

Chairman Moy stated to get property rezoned all property owners within a 300-foot radius will have to be notified of the requested change.

Larry Coxsey added that the information also has to be printed in the newspaper.

Mr. Partain states he has already got the paper work filled out and turned in.

Chairman Moy states once the residents in the 300-foot radius have been notified and have an opportunity to respond then the Planning & Zoning Board will further discuss this request for rezoning. Chairman Moy states that once that is done and Mr. Partain wants a building permit, he will have to have a detailed building survey with a legal survey drawn on the lot.

Mr. Partain states that will not be a problem.

Larry Coxsey asked if Mr. Partain intended to build a parking lot off the little side street so that people would not be parking on the road.

Mr. Partain replied yes that it would not be a big parking area as he is not expecting a high volume.

Larry Coxsey asked how they would be getting deliveries because large trucks are not allowed on that road.

Canaan Potter states most deliveries would be via Fed Ex.

Chairman Moy asked Mr. Partain what kind of Class he would get.

Mr. Partain replied Class 1 and Class 2 to start out, that would be the retail license and the pawn broker licenses.

Larry Coxsey makes a motion to table the discussion until all the paper work is sent out.

James Garigin seconds. Chairman Moy ask for a vote. Robert Patton- yes, Larry Coxsey- yes, Dana Defrange- yes, James Garigin- yes, Chairman Moy- yes. Motion to table passed.

6. ADJOURN Chairman Moy made a motion to adjourn. Robert Patton seconded motion. Chairman Moy called for a vote. Larry Coxsey-yes, Dana Defrange- yes, James Garigin- yes, Chairman Moy- yes, Robert Patton- yes. Motion to adjourn passed.