



MEETING AGENDA

City of Tahlequah Planning Commission
Tahlequah City Hall - 111 South Cherokee Avenue

Tuesday, May 31, 2022 at 3:00 P.M.

Planning Commission Members

Michael Torkelson - Chairman
Ryan Cannonie - Secretary

Robert Batson – Vice Chairman
Suzanne Myers

1. **Call to Order**
2. **Roll Call**
3. **Discussion and possible action** – Approval or correction of minutes dated April 26, 2022.
4. **Discussion and possible action** – To recommend converting Delaware Street to a one-way street from Muskogee Avenue to College Avenue.
5. **Discussion and possible action** – To recommend approval, approval with modifications, or deny a site plan submitted by Mitchell Duvall where a building to be sited in conformance with these regulations would create a situation of general nonconformance with the standards or norms as they relate to setbacks of existing building zoned for similar use located at 826 Muskogee Avenue.
6. **Discussion and possible action** – To recommend approval, approval with modifications, or deny Ordinance 1338-2022, an ordinance changing the zoning from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District) for an office use and waive or require the platting requirement therefore, generally located on the east side of Mayberry Drive, Approximately 350' North of the W. 4th Street intersection, more particularly described as follows:

A tract of land lying in and being a part of the SW4 of the SW4 of Section 32, Township 17 North, Range 22 East of the Indian Base Meridian, more particularly described as follows, to-wit: Beginning at a point of the east boundary and 375.0 feet north of the southeast corner of said SW4 of the SW4; thence N 0°02'14" W Along the east boundary of said SW4 of the SW4 283.65; thence S 89°55'50" W 251.45 feet; thence in a southwesterly direction on a curve to the right, having a radius of 249.67 feet, the chord being S 19°02'48" W 33.14 feet, an arc distance of 33.16 feet, thence S 22°51'07" W 182.05 feet, thence in a southwesterly direction on a curve to the left, have a radius of 217.73 feet, the chord begin S 11°23'31" W 86.38 feet, an arc distance of 86.96 feet; thence N 89°55'50' E 350.21 feet to the point of beginning, Cherokee County, Oklahoma.

7. **Discussion and possible action** – To recommend approval, approval with modifications, or deny Ordinance 1339-2022, an ordinance changing the zoning from R-3 (Multifamily Residential District) to C-2 (General Commercial District) for warehousing and waive or require the platting requirement therefore, on approximately eight acres generally located 660' feet North of W. 4th Street between Mayberry Drive and Hillcrest Avenue, more particularly described as follows:

A tract of land in the W2 of the SW4 of the SE4 of the SW4 and in the NW4 of the SE4 of the SW4 of Section 32, Township 17 North, Range 22 East of the Indian Base and Meridian, more particularly described as follows, to-wit: Beginning at the southwest corner of said W2 of the SW4 of the SE4 of the SW4; thence N 0°04'34" W, 1322.51 feet to the southwest corner of Stone Meadows Replat, Cherokee County, Oklahoma; thence N 89°57'19E, 292.18 feet to the Northwest Corning of Savannah Park Subdivision, City of Tahlequah, Oklahoma; thence S 0°06' E, 240.00 feet; thence N 89°58' E, 320.00 feet, thence N 0°06' W, 100.00 feet, Thence N 89°58' E, 50.00 feet to a point on the west boundary of the Ridgecrest West Subdivision, City of Tahlequah, Oklahoma; thence S 0°07'49" E, along the boundaries of the Ridgecrest West Subdivision and Pamela Hills Addition, City of Tahlequah, Oklahoma, 520.75 feet to the southeast corner of said NW4 of the SE4 of the SW4, thence S 89°55'45" W 331.47 feet to the northeast corner of said W2 of the SW4 of the SE4 of the SW4; thence S 0°02'04" E, 661.26 feet to the southeast corner of said W2 of the SW4 of the SE4 of the SW4; thence S 89°54'21" W, 330.86 feet to the point of beginning, Cherokee County, Oklahoma.

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The W2 of the SW4 of the SE4 of the SW4 of Section 32, Township 17 North, Range 22 East of the Indian Base Meridian, City of Tahlequah, Cherokee County, Oklahoma.

8. **Discussion** – To recommend approval, approval with modifications, or deny Ordinance 1340-2022, an ordinance changing the zoning from R-1 (Single Family Residential District) to C-2 (General Commercial District) for a Childcare Center located at 711 Butler Street; more particularly described as follows:

Lots 6 & 7 Block 1, Butler Subdivision, City of Tahlequah, Cherokee County, Oklahoma.

9. **Adjournment**

Posted: T. Tannehill

T. Tannehill

Date: 5/27/22

Time: 1:30 pm



Michele Collins