

**McAlester Planning and Zoning**  
**Commission**  
**NOTICE OF MEETING**



**Regular Meeting Agenda**  
**Tuesday, June 16, 2026 - 6:30 PM**  
**McAlester City Hall – Council Chambers**  
**28 E. Washington**

**CALL TO ORDER**

**ROLL CALL**

**CONSENT AGENDA**

1. Approval of Minutes for the Regular Meeting on March 17, 2026.

**SCHEDULED BUSINESS**

**Staff Report on each item of scheduled business shall be presented by staff prior to applicant's discussion with Planning Commission.**

1. Public Hearing: Discussion and possible action on VE #162, a request to close the public ways or easements for the following described area:

A part of Mill Avenue described as: Beginning at the Northwest Corner of Lot 2, Block 5, McAlester Addition; Thence North to a point which is 100 feet East of the Southwest Corner of Lot 4, in Block 133, North McAlester; Thence East along the South line of Block 133 and Block 132 to the Southwest Corner of Lot 4, Block 131, North McAlester; Thence South to the Northwest Corner of Lot 3, Block 7, of McAlester Addition; Thence West along the North Line of Block 6 and Block 5 to the point of beginning; and  
All that part of Plum Street lying between Block 5 and Block 6 of McAlester Addition; and  
All that part of Ninth Street lying between Block 6 and Block 7 of McAlester Addition;  
All in Pittsburg County, State of Oklahoma.

2. Public Hearing: Discussion and action on Ordinance Amendments of Chapter 62 Article II Division 3 Board of Appeals
3. Public Hearing: Discussion and action on Ordinance Amendments of Sec. 62-1032 Filing of Petitions; Required Information and of Sec. 62-1033 Fees and Expenses for Opening of Public Ways or Easements.

**NEW BUSINESS**

**STAFF REPORT**

**REMARKS & INQUIRIES BY THE COMMISSION**

**ADJOURNMENT**

**McAlester Planning Commission Minutes**  
Tuesday, March 17, 2026, Regular Meeting  
City Council Chambers  
6:30 PM

**Call to Order**

Chairman Emmons called the meeting to order at 6:30 p.m.

**Roll Call**

Patti Hobbs called the roll and a quorum was present.

**Commissioners Present: 10**

Mark Emmons	Dewayne Hampton	Levenia Carey	Stephanie Giacomo
Michael Hull	Lyn Roberts	Jeremy Spiegel	Karen Stobaugh
Chris Taylor	Merrie Brenner@1835		

**Commissioners Absent: 1**

Robby Van Vekoven

**Recognition**

None

**Consent Agenda**

Approval of minutes for the Regular Meeting on February 17, 2026.

A motion made by Commissioner Roberts was seconded by Commissioner Hampton to approve all items on the Consent Agenda.

The vote was: 9 – 0

AYE: Emmons, Hampton, Carey, Giacomo, Hull, Roberts, Spiegel, Stobaugh, Taylor

NAY: None

The motion carried.

**SCHEDULED BUSINESS:**

**1. Public Hearing: Discussion and action on Ordinance Amendments of Chapter 62 Article II Division 3 Board of Appeals**

Community Development Director Jayme Clifton explained the staff report and the intention and purpose of the amendments. She stated that she was ambitious to have the ordinance prepared for this meeting, however there were more factors that needed to be considered before it would be ready. Ms. Clifton described what was still lacking and the need for the City Attorney to review the language prior to approvals. She mentioned Glenpool, OK as an example and reiterated the need for the public appeal process for building permits and stop work orders; more specifically need for fire review appeals and the need for experience on the Board of Adjustments. Ms. Clifton stated it will be brought back to the Commissioners by the next meeting, hopefully. No action required.

Public Hearing began at 6:31 p.m. and commenced at 6:36 p.m. No one from the public made any comments.

**2. Discuss and take action to recommend a consulting firm for the Land Development, Planning, Zoning and Subdivision Code Update**

Ms. Clifton explained the selection committee items in the packet, including the consultants listed and their proposed costs. It was discussed on the reasons for the selection committee's scores and mentioned why the other two consultants were slightly scored less. She mentioned the additional costs for GIS mapping and reasons to why or why not necessary because her department is actively seeking quotes for zoning map

corrections and the selected consultant proposed to use the City’s current zoning. Ms. Clifton stated that Freese & Nichols was still working on a draft contract based on the recommendation from the Planning Commission for the City Council to approve. Questions and discussion about public engagement and public meetings mentioned in the proposals and timeline differences specifically about the difference in costs.

A motion made by Commissioner Hull was seconded by Commissioner Giacomo to approve the Accelerated Timeline option of the Freese & Nichols proposal.

The vote was: 10 – 0

AYE: Emmons, Hampton, Carey, Giacomo, Hull, Roberts, Spiegel, Stobaugh, Taylor, Brenner

NAY: None

The motion carried.

**NEW BUSINESS**

None.

**STAFF REPORT**

Director Clifton did not have an official staff report to present but wanted to get a head count for Commissioners interested in attending the OML workshop mentioned at the February meeting. Ms. Hobbs stated she would reach out to anyone not at meeting to confirm attendance. No other discussion commenced. No action required.

**REMARKS & INQUIRIES BY THE COMMISSION**

Discussion referencing a demolished property, noting it was not by the City but a private demo, however the code enforcement officers, Tabetha Howell, was specifically mentioned in the efforts to demolish properties throughout town on a limited budget. No action required.

**Adjournment**

Commissioner Hampton made the motion to adjourn. The motion was seconded by Commissioner Carey. Meeting adjourned at 6:48 p.m. Roll was taken.

The vote was: 10 – 0

AYE: Emmons, Hampton, Carey, Giacomo, Hull, Roberts, Spiegel, Stobaugh, Taylor, Brenner

NAY: None

The motion carried.

Approved:

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Date



**Notification Municipal & Public Utility Providers:**

Emailed Notification	May 14, 2026	
AEP/PSO Response	June 3, 2026	Objection/Conditional
Summit Utilities, Inc. Response	May 21, 2026	No Objection
AT&T Corporation Response	N/A	No Response
Vyve Broadband Response	N/A	No Response
City of McAlester Engineering	May 18, 2026	No Objection
City of McAlester Public Works	May 19, 2026	No Objection
City of McAlester Utilities	May 18 & 19, 2026	No Objection
City of McAlester Police Department	May 20, 2026	No Objection
City of McAlester Fire Department	N/A	No Response

**3. ATTACHMENTS**

- Application
- Sketch, Plan, or Map of Area
- Abstractors Ownership List Certificate
- Area of Request & Site Location Maps
- Utility Provider Response

**4. BACKGROUND INFORMATION**

The applicant, Lance Yeley, acting on behalf of Y Realty LLC, applied on February 23, 2026, requesting the closure of several dedicated public rights-of-way. The targeted areas encompass approximately 51,940 sq. ft. and consist of an undeveloped portion of East Mill Avenue, alongside intersecting segments of North Plum Street and North 9th Street.

The subject public ways sit adjacent to properties held by Y Realty LLC, that is positioned north of East Park Avenue and south of the Arkansas-Oklahoma Railroad corridor, and other abutting properties listed in the analysis. The intent behind the closure is to help the applicant with future site layout for anticipated property development.

**5. STAFF ANALYSIS**

Staff evaluated the submitted application for conformance with municipal closure requirement. Part of the analysis involved verifying abutting property ownership to evaluate the impacts of closing these public segments. When a public way is closed, the responsibility of the underlying land attaches to the abutting properties on each side, extending directly to the centerline of the former public way. In the event it is later vacated it then joins the abutting properties on each side. The table below outlines how the requested closures border with surrounding parcels based on the Ownership Report:

<b>Location of Requested Closure</b>	<b>Abutting Property (North / West)</b>	<b>Abutting Property (South / East)</b>	<b>Status &amp; Impact</b>
West Segment of E Mill Avenue, to N Plum Street	Y Realty LLC (Block 133, Lots 1–3)  Sanders (Block 133, Lots 4-6)	Y Realty LLC (Block 5, Lots 1–2)	The applicant does not entirely own both sides. An estimated 40 feet of the far West segment abuts Lot 4 of Sanders.
East Segment of E Mill Avenue, from N Plum Street to N 9 <sup>th</sup> Street	The Layden Holdings (All of Blocks 131 & 132)	Y Realty LLC (Block 6, Lots 1–3)	There would be a shared boundary between the Layden family and the applicant. This may

			eliminate open public right-of-way access to Layden, the property is bound on the North by Railroad.
N Plum Street Segment	Y Realty LLC (Block 5, Lots 1–2)	Y Realty LLC (Block 6, Lots 1–3)	Applicant owns both sides.
N 9 <sup>th</sup> Street Segment	Y Realty LLC (Block 6, Lots 1–3)	Johnson & Davison (Block 7, Lots 2–3)	There would be a shared boundary. Closing this segment would not remove access to Johnson & Davison from E Park Ave. It does eliminate open public right-of-way access to Layden, that is bound on the North by Railroad. This portion also includes electric utility transmission lines.

Staff has not received any written responses from the surrounding property owners that are in favor or in opposition to the application.

The formal objection submitted by Public Service Company of Oklahoma (PSO) on June 2, 2026, in response to the notice sent to municipal and public utility providers, represents the main conflict for this application. PSO possesses and operates a high voltage 138kV transmission line alongside a secondary 25kV distribution line inside the segment of N 9th Street. PSO indicated that the entirety of the requested N 9th Street segment is actively utilized for essential safety clearances and that unimpeded access by large utility trucks must be permanently sustained to execute emergency repairs, replacements, and routine grid operations.

This petition appears to satisfy the administrative filing baselines, but a flat approval without restrictive stipulations could directly impact regional electric transmission infrastructure stability. A final action by the city should officially retain PSO’s utility easement privileges, absolute right of ingress and egress, and asset protection buffers over the impacted land.

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**6. STAFF RECOMMENDATION**

Staff recommends conditional approval of the request to close the public way and forward this recommendation to the City Council, subject to the following findings and mandatory conditions:

Findings:

1. The petition meets the procedural requirements of Sec. 62-1005 and 62-1006.
2. Public notice was provided in accordance with all requirements of Sec. 62-1007.
3. The proposed geographic closure directly overlaps critical high-voltage electric transmission and distribution systems managed by an active franchise utility provider. However, utilizing explicitly

defined easement reservations will prevent service disruptions and guarantee that complete infrastructure access is legally preserved.

Conditions, if recommending approval:

1. The City retains the right to reopen the public way or easement by Sec. 62-1009.
2. The final closing ordinance shall explicitly state that all rights for any existing utility, public service company, or transmission company facilities are retained, and the closure does not affect the right to maintain, repair, reconstruct, operate, or remove said facilities, as specified in Sec. 62-1008.
3. The final closing ordinance must specifically carve out and reserve a permanent public utility easement encompassing the entire portion of Ninth Street lying between Block 6 and Block 7 of the McAlester Addition. This recorded easement must grant Public Service Company of Oklahoma (PSO), its corporate successors, and its assigns an unrestricted, perpetual right to possess, occupy, clear, maintain, repair, rebuild, operate, and access its 138kV and 25kV infrastructure, including guaranteed heavy truck ingress and egress.
4. The legal description and depiction of the reserved public utility easement for must be reviewed and approved by the City Attorney prior to final consideration by the City Council.

A majority vote of the Planning Commission members that are present and voting is required to recommend approval to the council. The request to close the public way or easement is tentatively scheduled for **Tuesday, July 14, 2026, council meeting**, pending the recommendation of the Planning Commission.

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**Record No: VE-162**

Closing of Public Ways or Easements Application  
Status: Active  
Submitted On: 2/23/2026





**Primary Location**

O 13080  
McAlester, OK 00000

**Owner**

Y Realty LLC  
N Main St 1208 McAlester , OK 74501-0000

**Applicant**

 Lance Yeley  
 918-318-8111  
 yrealtyllc@yahoo.com  
 1208 N Main St  
McAlester , OK 74501

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**APPLICATION FOR CLOSING PUBLIC WAYS OR EASEMENTS**

ARE ADDITIONAL APPLICANTS APPLYING FOR CLOSING? (Please complete the "Applicant's Information" section for each additional applicant.)

no

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**PROPERTY INFORMATION:** Please complete this section for the subject public way or easement you are requesting to close. If the adjoining property involves separate parcels, please include the separate legal description and property ownership for each.

I (we) the undersigned, being owner(s) of the property abutting the following described street, alley or easement, do hereby respectfully make application and petition to the City Planning Commission and the City Council to close said Public Way or Easement.

**Legal Description of Public Way or Easement\***

A portion of Mill Avenue, Beginning at the NW/c of Lot 2, Block 5, McAlester Add; thence N to a point 100' E of the SW/c of Lot 4, Block 133, N McAlester; thence E along the S lines of Blocks 133 and 132 to the SW/c of Lot 4, Block 131, N McAlester; thence S to the NW/c of Lot 3, Block 7, McAlester Add; thence W along the North lines of Blocks 6 and 5 to the Point of Beginning; and

All that part of Plum Street lying between Block 5 and Block 6 of McAlester Add; and

All that part of Ninth Street lying between Block 6 and Block 7 of McAlester Add.

Attach extended legal description of survey (optional) 

Sq. Ft. of land in Public Way or Easement



No File Uploaded

51940

**Note: An affidavit of ownership is required. If the applicant is not the owner of the adjoining property to the public right of way or easement then separate documentation must be provided showing capacity to file the application and agree to conditions of approval.**

Adjoining Property Ownership, as recorded on the deed, is in the name of:

Y Realty LLC

Mailing Address of Property Owner(s) 

1208 North Main St. McAlester OK 74501

E-mail for Property Owner(s)

yrealtyllc@yahoo.com

Phone Number for Property Owner(s)

9183188111

**SCHEDULE OF FEES REQUIRED FOR FILING PETITION TO CHANGE THE ZONING OF LAND OR TO REQUEST A USE PERMITTED ON REVIEW**

**SQ. FT. OF LAND AREA INVOLVED**

0 to 19,000 sq. ft. ....	\$105.00
20 to 39,000 sq. ft. ....	\$125.00
40,000 to 50,000 sq. ft. ....	\$150.00
51,000 to 60,000 sq. ft. ....	\$165.00
61,000 to 80,000 sq. ft. ....	\$175.00
81,000 to 100,000 sq. ft. ....	\$200.00

All over 100,000 sq. ft. shall be \$225.00, plus \$25.00 for each additional 100,000 sq. ft. or fraction thereof.

**SQ. FT. OF LAND IN DEDICATED STREET AND/OR ALLEY**

0 to 10,000 sq. ft. ....	\$ 90.00
11,000 to 20,000 sq. ft. ....	\$105.00
21,000 to 30,000 sq. ft. ....	\$125.00
31,000 to 40,000 sq. ft. ....	\$145.00
41,000 to 50,000 sq. ft. ....	\$165.00

All over 50,000 sq. ft. shall be \$175.00, plus \$25.00 for each additional 20,000 sq. ft. or fraction thereof.

Utilities Notice

Date Utilities Notice Sent

05/14/2026

Date Responses Must be Received \*Wed. prior to Planning Commission Hearing

06/08/2026

Attachments

- Affidavit of Property Ownership**

2026\_02\_09 City of McAlester Affidavit - Street Closure.pdf

Uploaded by Patti Hobbs on Feb 23, 2026 at 10:03 AM

REQUIRED
- Abstractor's 300' Radius Report.pdf**

Abstractor's 300' Radius Report.pdf

Uploaded by Patti Hobbs on Feb 23, 2026 at 11:02 AM
- Plat of Survey.pdf**

Plat of Survey.pdf

Uploaded by Patti Hobbs on Feb 23, 2026 at 11:03 AM
- Plot Plan for Park Place.pdf**

Plot Plan for Park Place.pdf

Uploaded by Patti Hobbs on Feb 23, 2026 at 11:03 AM
- VE-162 Notice for Utility Companies (05.14.2026).pdf**

VE-162 Notice for Utility Companies (05.14.2026).pdf

Uploaded by Jayme Clifton on May 15, 2026 at 4:26 PM
- VE-162 Mail Log\_05.29.2026.pdf**

VE-162 Mail Logs\_05.29.2026.pdf

Uploaded by Patti Hobbs on Jun 2, 2026 at 2:11 PM
- VE-162 Notice to Property Owners\_packet.pdf**

VE-162 Notice to Property Owners\_packet.pdf

Uploaded by Patti Hobbs on Jun 2, 2026 at 2:13 PM
- VE-162 Sign Photos\_05.29.2026.pdf**

VE-162 Sign Photos\_05.29.2026.pdf

Uploaded by Patti Hobbs on Jun 2, 2026 at 2:13 PM
- AD191557\_publication notice\_05.23.2026**

AD191557\_inl.pdf

Uploaded by Patti Hobbs on Jun 2, 2026 at 2:15 PM
- VE-162 AEP\_PSO Response\_rcvd 06.03.26.pdf**

VE-162 AEP\_PSO Response\_rcvd 06.03.26.pdf

Uploaded by Patti Hobbs on Jun 3, 2026 at 12:37 PM



## OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072528410

COUNTY OF PITTSBURG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Pittsburg County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

A part of Mill Avenue described as:

Beginning at the Northwest Corner of Lot 2, Block 5, McAlester Addition;

Thence North to a point which is 100 feet East of the Southwest Corner of Lot 4, in Block 133, North McAlester;

Thence East along the South Line of Block 133 and Block 132 to the Southwest Corner of Lot 4, Block 131, North McAlester;

Thence South to the Northwest Corner of Lot 3, Block 7, of McAlester Addition;

Thence West along the North Line of Block 6 and Block 5 to the point of beginning;

And

All that part of Plum Street lying between Block 5 and Block 6 of McAlester Addition;

And

All that part of Ninth Street lying between Block 6 and Block 7 of McAlester Addition;

All in Pittsburg County, State of Oklahoma.

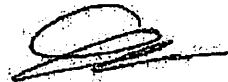
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below,

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Sunnys Christopher  
Abstractor License No.: 1317



Lucas Strawn, CEO

# OWNERSHIP LIST

Order No.: 3072528410

Through: 01/09/2026

Page No.: 1

OWNER	LEGAL DESCRIPTION
Walter G. Layden Virginia Layden Mary Layden William H. Layden Gisela Layden Robert A. Layden Yvonne R. Layden Mark Layden Maureen Layden Kathleen Johnson Carl Johnson c/o Layden & Layden P.O. Box 1349 McAlester, Oklahoma 74502	All of Block 131, North McAlester; and All of Block 132, North McAlester.
Y Realty LLC 1208 North Main Street McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 133, North McAlester.
Charles Sanders Myra Sanders 711 East Park Avenue McAlester, Oklahoma 74501	Lots 4, 5 and 6, in Block 133, North McAlester.
Charles A. Sanders Myra N. Sanders 711 East Park Avenue McAlester, Oklahoma 74501	Lot 1, in Block 4, McAlester Addition.
Debra Cuff Sepncer Cuff 2400 North 7th Street McAlester, Oklahoma 74501	Lots 2 and 3, in Block 4, McAlester Addition.
Charles Sanders Myra Sanders 711 East Park Avenue McAlester, Oklahoma 74501	Lot 3, in Block 5, McAlester Addition.
Y Realty LLC 1208 North Main Street McAlester, Oklahoma 74501	Lots 1 and 2, in Block 5, McAlester Addition.
Y Realty LLC 1208 North Main Street McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 6, McAlester Addition.
Kenneth Carl Johnson Kycia Carlette Davison 6163 South Madison Place	Lots 2 and 3, in Block 7, McAlester Addition.

Tulsa, Oklahoma 74136	
Pamela Johnson 29232 Loden Circle Menifee, California 92584	Lot 1, in Block 7, McAlester Addition.
Hope of McAlester LLC 30 East Choctaw McAlester, Oklahoma 74501	All that part of Lots 5 and 6 lying South of the Canal, in Block 14, McAlester Addition.
Hope of McAlester LLC 30 East Choctaw McAlester, Oklahoma 74501	All that part of Lots 4, 5 and 6 lying North of the Canal, in Block 14, McAlester Addition.
Christopher K. Melton Cozetta K. Melton 910 East Park Avenue McAlester, Oklahoma 74501	Lot 1, in Block 14, McAlester Addition.
Billy Jack and Karen Boatright Revocable Living Trust 810 East Park Avenue McAlester, Oklahoma 74501	Lots 2 and 3, in Block 14, McAlester Addition.
Billy Jack and Karen Boatright Revocable Living Trust 810 East Park Avenue McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 15, McAlester Addition.
Hope of McAlester LLC 30 East Choctaw McAlester, Oklahoma 74501	Lots 4, 5 and 6, in Block 15, McAlester Addition.
Richard Neil Mann Billy N. Mann 804 East Park Avenue McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 16, McAlester Addition.
Hope of McAlester LLC 30 East Choctaw McAlester, Oklahoma 74501	Lots 4, 5 and 6, in Block 16, McAlester Addition.
Louis Zummer 2310 North 7th Street McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 17, McAlester Addition.
Louis D. Zummer Juanita D. Zummer 2310 North 7th Street McAlester, Oklahoma 74501	Lots 4A, 4B, 5A, 5B, 6A and 6B, in Block 17, McAlester Addition. (Being a subdivision of the original Lots 4, 5 and 6.)
Terry Wayne Fisher Sharon Kaye Fisher 2500 North 7th Street McAlester, Oklahoma 74501	All of Block 134, North McAlester.
Pittsburg County Commissioners 115 East Carl Albert Parkway -- No. 1-A	Easements, Alleys and Public Ways.

McAlester, Oklahoma 74501	
City of McAlester 28 East Washington Avenue McAlester, Oklahoma 74501	Easements, Alleys and Public Ways.

**EXHIBIT "A"**  
Legal Description

A part of Mill Avenue described as:

Beginning at the Northwest Corner of Lot 2, Block 5, McAlester Addition;

Thence North to a point which is 100 feet East of the Southwest Corner of Lot 4, in Block 133, North McAlester;

Thence East along the South Line of Block 133 and Block 132 to the Southwest Corner of Lot 4, Block 131, North McAlester;

Thence South to the Northwest Corner of Lot 3, Block 7, of McAlester Addition;

Thence West along the North Line of Block 6 and Block 5 to the point of beginning;

And

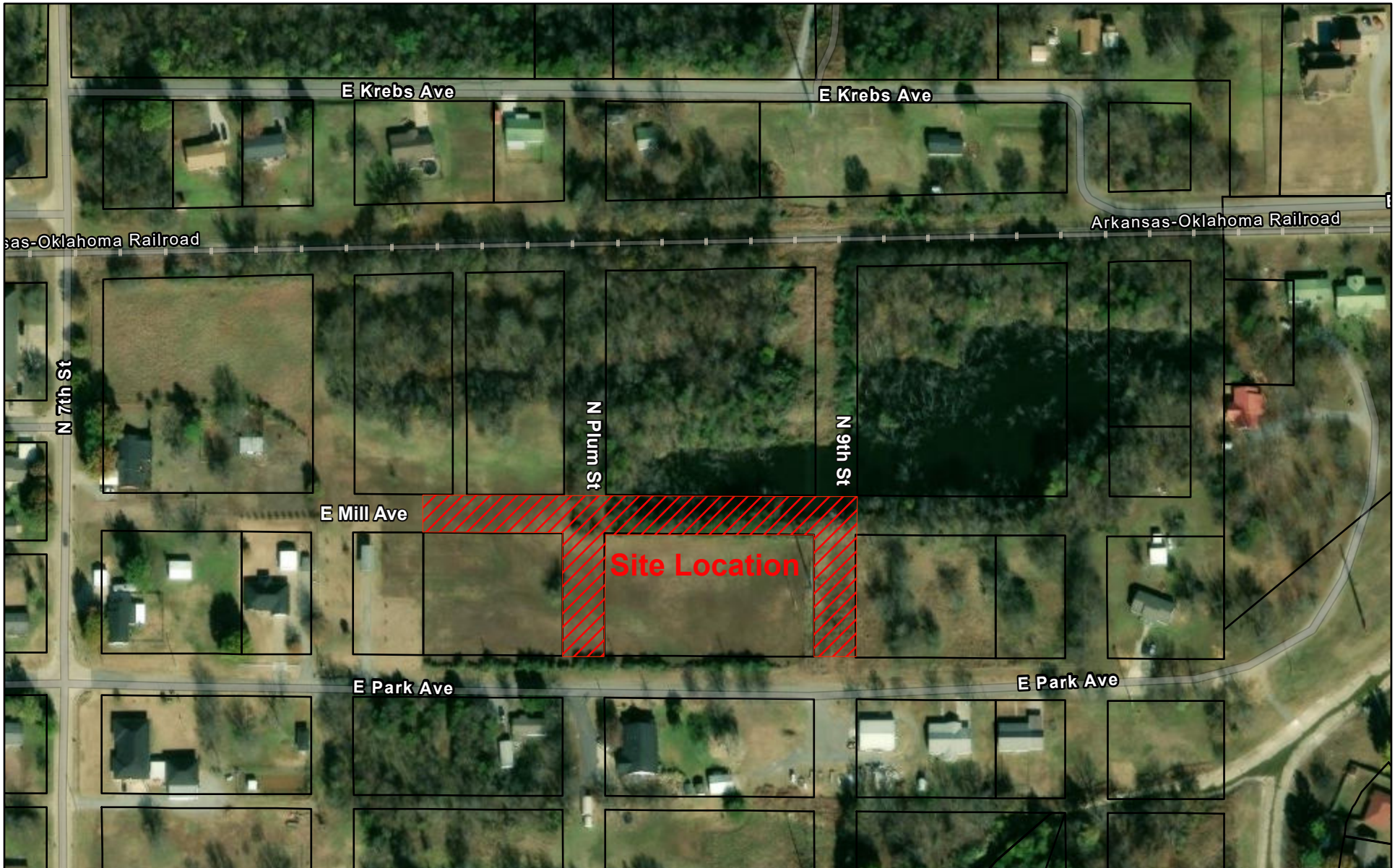
All that part of Plum Street lying between Block 5 and Block 6 of McAlester Addition;

And


All that part of Ninth Street lying between Block 6 and Block 7 of McAlester Addition;

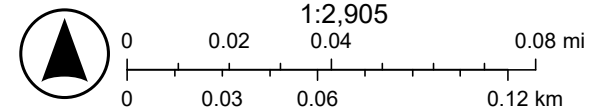
All in Pittsburg County, State of Oklahoma.

# VE-162 Site Location Map



5/27/2026

 Pittsburg Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor



An AEP Company

BOUNDLESS ENERGY

Right-Of-Way Department  
P.O. Box 201, GO-3C  
Tulsa, Oklahoma 74102-0201  
Fax No.: 918-599-3226

Writer's Direct Dial No.: 918-599-2272

RECEIVED

JUN 03 2026

Planning & Community  
Development Department

June 2, 2026

Ms. Jaime Clifton  
Community Development Director  
City of McAlester  
P.O. Box 578  
McAlester, OK 74502

Re: Request for Closing of Public Ways or Easements - Application VE-162  
All that part of 9<sup>th</sup> Street lying between Block 6 and Block 7 of McAlester Addition  
City of McAlester, Pittsburg County, Oklahoma

Dear Ms. Clifton:

Pursuant to your request dated May 14, 2026, Public Service Company of Oklahoma (PSO) would reserve all easement rights, including the right of ingress and egress, for that part of 9th Street lying between Block 6 and Block 7 of McAlester Addition referenced in your request letter.

Please be advised that PSO maintains and operates both a 138KV transmission line and a 25KV distribution line in the existing 9<sup>th</sup> Street right of way. The entire right of way is occupied and/or used for clearance for the 138KV transmission line. Additionally, access down that right of way by large trucks is necessary to maintain, replace, repair, reconstruct, operate or remove PSO's facilities.

Per 11 O.S. §42-105 and 11 O.S. §42-110 PSO, a City of McAlester public utility franchise holder, hereby reserves and retains all of the aforesaid utility rights.

Thank you for your cooperation and consideration, and if you have any questions, comments or need any additional information, please don't hesitate to contact me.

Sincerely,

Mark F. Payton III  
Public Service Company of Oklahoma  
P.O. Box 201, GO-2SE  
Tulsa, OK 74102-0201  
[mfpayton@aep.com](mailto:mfpayton@aep.com)



### PLANNING COMMISSION STAFF REPORT June 16, 2026

**To:** McAlester Planning Commission  
**From:** Jayme Clifton, Community Development Director  
**Date:** June 12, 2026  
**Subject:** Amending the Board of Adjustment for I-Code Requirements.

The Community Development Department proposes a strategic reorganization of the City's administrative appeal bodies by consolidating the inactive Fire Protection Board of Appeals and building code related Board of Appeals into the existing Board of Adjustment (BOA). Because Chapter 62 establishes the composition and powers of the BOA, the Planning Commission must provide a recommendation before these changes proceed to City Council. Amendments to Chapter 18 Buildings and Construction and Chapter 50 Fire Prevention and Protection will be handled separately.

The International Building Code (IBC) and International Fire Code (IFC) mandate an active board to hear technical appeals and ensure citizen due process. Our fire-specific appeals board has been inactive for at least 20 years. Consolidating these functions under the BOA addresses local board fatigue by reducing the total number of required citizen volunteers while focusing limited trade expertise onto a single high-functioning body.

The proposed key changes include:

- **Jurisdictional Expansion:** Formally grants the BOA the authority to hear and decide technical appeals regarding the interpretation and application of the codes adopted within Chapters 18 and 50. The board will have no authority to waive any safety or technical requirements.
- **Membership Structure & Qualifications:** Maintains the state-mandated five regular member limit required by 11 O.S. § 44-101. To satisfy the technical needs of the Fire Department and building trades, the amendment authorizes the city council to designate two alternate members to step in during absences or disqualifications. Preference for the remaining regular and alternate seats will be given to individuals qualified by experience and training in construction, engineering, or fire protection trades.
- **Procedural Alignment:** Updates Sec. 62-98 to fast-track technical building and fire code appeals within 20 days, avoiding the sluggish notice and 300-foot mailer demands of standard zoning matters.

Staff requests that the Planning Commission recommend approval of the ordinance amendment in concept, pending final review of the alternate member mechanism by the City Attorney.

### *DIVISION 3. BOARD OF ADJUSTMENT<sup>1</sup>*

#### **Sec. 62-93. Created.**

There is hereby created within and for the city a board of adjustment, with the powers and duties as set forth in this division.

(Code 1993, § 62-141; Ord. No. 1843, § 1(art. VI, § 1), 2-14-1989)

State law reference(s)—Board of adjustment required, 11 O.S. § 44-101.

#### **Sec. 62-94. Membership.**

- (a) The board of adjustment shall be composed of five regular members, citizens of the city, each appointed by the mayor with the approval of the council for a term of three years; provided, however, that for the first appointment under the provisions of this division, one member shall be appointed for a term of one year; two members shall be appointed for a term of two years; and two members shall be appointed for a term of three years. ~~Two alternate members shall be appointed for overlapping terms of two years. The city council may designate two (2) alternate members to serve as a board member in the absence or disqualification of any regular board member, provided that the alternate members meet the criteria of this section to serve on the board.~~ All appointments thereafter for regular and alternate members shall be for a term of three years.
- (b) Not less than two regular members shall be appointed from the membership of the planning commission. To satisfy the municipal board of appeals requirements of the International Building Code and International Fire Code, preference for the remaining regular or alternate seats shall be given to individuals qualified by experience and training in the construction, engineering, or fire protection trades.
- (c) The board shall elect a chairperson from its regular membership to serve a term of two years.

(Code 1993, § 62-142; Ord. No. 1843, § 1(art. VI, § 2), 2-14-1989)

State law reference(s)—Membership of board of adjustment, 11 O.S. § 43-101.

#### **Sec. 62-95. Rules of procedure.**

The board of adjustment shall adopt rules in accordance with the provisions of this division. Meetings of the board shall be held at the call of the chairperson and at such other times as the board may determine. The chairperson, or in his absence, the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent, of failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the city clerk, and shall be a public record. The concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.

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<sup>1</sup>State law reference(s)—Board of adjustment, 11 O.S. § 44-101 et seq.

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(Code 1993, § 62-143; Ord. No. 1843, § 1(art. VI, § 3), 2-14-1989)

State law reference(s)—Meetings and rules, 11 O.S. § 44-102; required vote, 11 O.S. § 44-105(B).

### **Sec. 62-96. General powers.**

The board of adjustment shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the interpretation or enforcement of this ~~division~~, Chapter 18 (Buildings and Building Regulations), or Chapter 50 (Fire Prevention and Protection).
- (2) Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the area, the strict application of this division would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such property, the board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulties or hardship; but may establish such requirements relative to such property as would carry out the purpose and intent of this division.
- (3) To hear and decide appeals of orders, decisions, or determinations made by the code administrator, building official, or fire code official relative to the application and interpretation of the technical codes adopted within Chapter 18 and Chapter 50. An application for such appeal shall be based on a claim that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction, protection, or safety is proposed. The board shall have no authority to waive any safety or technical requirements of said codes.

(Code 1993, § 62-144; Ord. No. 1843, § 1(art. VI, § 6), 2-14-1989)

State law reference(s)—Similar provisions, 11 O.S. § 44-104(1), (3); variances, 11 O.S. § 44-107.

### **Sec. 62-97. Powers relative to exceptions.**

- (a) Upon appeal, the board of adjustment is hereby empowered to permit the following exceptions:
  - (1) To permit the extension of a district where the boundary line of a district divides a lot in single ownership as shown of record.
  - (2) To interpret the provisions of this article where the street layout actually on the ground varies from the street layout as shown on the map fixing the several districts, which zoning map is attached to and made a part of this article.
  - (3) To grant exceptions to the off-street parking requirement when it is determined that the size and shape of the lot to be built on is such that off-street parking provisions could not be complied with, and that the proposed use will not create undue traffic congestion in the adjacent streets.
  - (4) To grant exceptions to the setback and area requirements herein established, where the slope of the land on 20 percent or more of the lot to be built on exceeds ten percent, and where such slope interferes with the reasonable development of the property for the uses permitted in the district in which the lot is located; provided, however, that whenever exceptions are granted to setback or to area requirements, new setback and area requirements for the lot covered by the exception shall be specifically set forth in a manner that will carry out the purpose and intent of these regulations.

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- (5) The board of adjustment, as established by the zoning codes of the city, is hereby authorized, upon appeal, to hear and approve variances to requirements on sign setbacks, area, height and size requirements where a strict application of these requirements would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner/occupant of such property, provided and assuming that all other applicable provisions of the sign ordinance have been complied with. The board is also authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the interpretation or enforcement of this article.
  - (6) In exercising the powers mentioned in subsections (a)(1) through (5) of this section, the board of adjustment shall have the concurring vote of at least four of its members in order that it may, in conformance with the provisions of this division, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
  - (7) Notice of public hearing before the board of adjustment for an exception mentioned in subsections (a)(1) through (5) of this section shall be given by publication in a newspaper of general circulation in the municipality where the property is located and by mailing written notice by the clerk of the board of adjustment to all owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property. A copy of the published notice may be mailed in lieu of written notice; however, the notice by publication and written notice shall be published and mailed at least ten (10) days prior to the hearing. The notice, whether by publication or mail, of a public hearing before the board of adjustment shall contain the legal description of the property and the street address or approximate location in the municipality; the present zoning classification of the property and the nature of the appeal, variance or exception requested; and the date, time and place of the hearing.
- (b) Upon appeal, minor variances or exceptions may be granted as an administrative adjustment only as expressly identified in this section:
- (1) To reduce the minimum required front setbacks by up to five feet (5').
  - (2) To reduce the minimum required side and rear setbacks in any R District by up to twenty percent (20%).
  - (3) To reduce the minimum lot width and lot frontage requirements by up to ten percent (10%).
  - (4) To reduce the off-street parking space requirements of parking spaces by up to ten percent (10%).
  - (5) To reduce the minimum lot area and use intensity requirements by up to five percent (5%).
  - (6) The administrative adjustment procedures for minor variances or exceptions may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body (e.g., Board of Adjustment, Planning Commission, City Council). Administrative adjustments are intended to provide a streamlined approval procedure for minor (de minimis) modifications of selected zoning regulations and are further intended to:
    - a. Allow development and construction that is in keeping with the general purpose and intent of zoning regulations and the established character of the area in which the development or construction is located; and
    - b. Provide flexibility that will help promote rehabilitation and reuse of existing buildings when such flexibility will not adversely affect nearby properties or neighborhood character; and
    - c. Provide flexibility for new construction when such flexibility is in keeping with the general purpose and intent of zoning regulations and will not adversely affect nearby properties or surrounding neighborhood character.

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- (7) In exercising the powers mentioned in subsections (b)(1) through (5) of this section, the Community Development Director is authorized to act on the requests. The action may be to approve the application, to deny the application, or to refer the application to the board of adjustment for consideration as a variance if the request exceeds the limits expressly identified. The decision to approve or deny an administrative adjustment must be accompanied by written findings of fact and must be consistent with the general purpose and intent statements of this chapter, with the comprehensive plan, and will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.
- (8) On hearings involving minor variances or exceptions mentioned in subsections (b)(1) through (5) of this section, notice of public hearing shall be given by mailing written notice to all owners of property adjacent to the subject property. The notice shall be mailed at least ten (10) days prior to the hearing and shall contain the legal description of the property and the street address or approximate location in the municipality; the present zoning classification of the property and the nature of the appeal, variance or exception requested; the deadline of at least eight (8) days for written comments; and the date, time and place of the hearing. The applicant or any interested party aggrieved by the decisions of a minor variance or exception by the Community Development Director may appeal the decision to the board of adjustment.
- (c) In considering all appeals from rulings made under this division, the board shall, in making its findings on any specific case, determine the effect of the proposed change upon the supply of light and air to adjacent property, upon the congestion in the public streets, upon the public safety from fire and other hazards, upon the established property values within the surrounding area, and upon other factors relating to the public health, safety, comfort, morals and general welfare of the people of the city. Every ruling made upon any appeal to the board shall be accompanied by a written finding of fact based upon the testimony received at the hearing afforded by the board, and shall specify the reason for granting or denying the appeal, variance or exception.

(Code 1993, § 62-145; Ord. No. 1843, § 1(art. V, § 6), 2-14-1989; Ord. No. 2799, § 1, 2-27-2024)

State law reference(s)—Powers relative to special exceptions, 11 O.S. §§ 44-104(2), 44-107.

### **Sec. 62-98. Appeals.**

- (a) Appeals to the board of adjustment may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision based on Article II, Divisions 3, 4 and 5, and on all of Articles III, IV, V and VI-, or by any decision, order, or determination made by an administrative official pursuant to Chapter 18 or Chapter 50. Such appeal shall be taken within 30 days from the date of the decision by filing with the officer from whom the appeal is taken and with the city clerk a notice of appeal specifying the grounds thereof, and by paying a filing fee as provided in chapter 48 at the office of the city clerk, at the time the notice is filed. The officer from whom the appeal is taken shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken.
- (b) An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of adjustment, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of adjustment or by a court of record on application and notice to the officer from whom the appeal is taken and on the case shown.
- (c) The board of adjustment shall fix a reasonable time for the hearing of the appeal, giving public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person, by agent or by attorney.

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- (d) Notice of the public hearing before the board of adjustment for zoning matters pursuant to subsection (a) shall be given by publication in a newspaper of general circulation in the city, and by mailing written notice by the city clerk to all property owners within a 300-foot radius of the exterior boundary of the subject property. The notice shall contain:
- (1) Legal description of the property and the street address or approximate location in the city or town.
  - (2) Present zoning classification of the property and the nature of the variance or exception requested.
  - (3) Date, time and place of hearing.

- (e) A copy of the published notice and written notice for zoning matters pursuant to subsection (d) shall be published and mailed at least 14 days prior to the hearing.

(f) For appeals concerning the interpretation or application of Chapter 18 (Buildings and Building Regulations) or Chapter 50 (Fire Prevention and Protection), a public hearing shall be scheduled and held within twenty (20) days of the filing of the notice of appeal. Notice of the public hearing for building or fire code appeals shall be provided directly to the appellant and the affected city official at least ten (10) days prior to the hearing. Publication and 300-foot radius property owner notification are not required for technical building or fire code appeals unless a simultaneous zoning variance is requested.

(Code 1993, § 62-146; Ord. No. 1843, § 1(art. VI, §§ 4, 5), 2-14-1989; Ord. No. 2814, § 1, 7-23-2024)

State law reference(s)—Appeals, 11 O.S. § 44-109.

### **Sec. 62-99. Appeal to district court.**

- (a) An appeal from any action, decision, ruling, judgement or order of the board of adjustment, may be taken by any person or persons, jointly or severally, or any taxpayer, or any officer, department, board or bureau of the city to the district court by filing notice of appeal with the city clerk, and with the board of adjustment within ten days from the filing of the decision of the board, which notice shall specify the grounds of such appeal. Upon filing of the notice of appeal as herein provided, the board shall forthwith transmit to the court clerk of the original or certified copy of all the papers constituting the record in the case, together with the order, decision or ruling in the case, together with the order, decision or ruling of the board.
- (b) An appeal to the district court from the board of adjustment stays all proceedings in furtherance of the action appealed from, unless the chairperson of the board of adjustment, from which the appeal is taken, certifies to the court clerk, after the notice of appeal shall have been filed, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the district court upon application or notice to the administrative officer in charge of the enforcement of the terms and provisions of this article, and upon notice to the chairperson of the board of adjustment for which the appeal is taken, and upon due cause being shown, the court may reverse or affirm, wholly or partly, or modify the decision brought up for review.

(Code 1993, § 62-147; Ord. No. 1843, § 1(art. VI, § 7), 2-14-1989)

State law reference(s)—Appeals to district court, 11 O.S. § 44-110.

### **Secs. 62-100—62-126. Reserved.**



# OKLAHOMA STATE COURTS NETWORK

## Title 11. Cities and Towns

### Oklahoma Statutes Citationized

#### Title 11. Cities and Towns

##### Chapter 1 - Oklahoma Municipal Code

##### Article Article XLIV - Board of Adjustment

##### Section 44-101 - Board of Adjustment - Appointment

Cite as: O.S. §, \_\_\_ \_\_

Where a municipality is exercising zoning powers, as conferred by Sections 11- [43-101](#) through 11- [43-109](#) of this title, the governing body of the municipality shall provide by ordinance for the appointment of a Board of Adjustment. The board of adjustment shall consist of five (5) members, each to be appointed for a term of three (3) years and removable for cause by the governing body, upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

#### **Historical Data**

Laws 1977, HB 1100, c. 256, § 44-101, eff. July 1, 1978.

#### **Citationizer<sup>®</sup> Summary of Documents Citing This Document**

<b>Cite Name</b>	<b>Level</b>
<b>Oklahoma Attorney General's Opinions</b>	
<i>Cite</i>	<i>Name</i>
<a href="#">1986 OK AG 65,</a>	<a href="#">Question Submitted by: The Honorable Gerald Wright, Oklahoma State Senate</a>
	<i>Level</i>
	<i>Discussed at Length</i>
<b>Oklahoma Supreme Court Cases</b>	
<i>Cite</i>	<i>Name</i>
<a href="#">1987 OK 41, 737 P.2d 932, 58 OBJ 1417,</a>	<a href="#">Vinson v. Medley</a>
	<i>Level</i>
	<i>Cited</i>

#### **Citationizer: Table of Authority**

<b>Cite Name</b>	<b>Level</b>
<b>Title 11. Cities and Towns</b>	
<i>Cite</i>	<i>Name</i>
<a href="#">11 O.S. 43-101,</a>	<a href="#">General Powers of Municipalities</a>
	<i>Level</i>
	<i>Cited</i>
<a href="#">11 O.S. 43-109,</a>	<a href="#">Appointment of Zoning Commission</a>
	<i>Level</i>
	<i>Cited</i>

## 2018 IFC Amended

### SECTION 109 BOARD OF APPEALS

#### [A] 109.1 Board of appeals established.

In order to hear and decide appeals of orders, decisions or determinations made by the *fire code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The *fire code official* shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *fire code official*.

#### [A] 109.2 Limitations on authority.

An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall not have authority to waive requirements of this code.

#### [A] 109.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to hazards of fire, explosions, hazardous conditions or *fire protection systems*, and are not employees of the jurisdiction.

## 2018 IBC with 2021 Oklahoma Amendments

### SECTION 113 BOARD OF APPEALS



#### [A] 113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the *building official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

#### [A] 113.2 Limitations on authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have authority to waive requirements of this code.

#### [A] 113.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.



**PLANNING COMMISSION  
STAFF REPORT  
June 16, 2026**

**To:** McAlester Planning Commission

**From:** Jayme Clifton, Community Development Director

**Date:** June 12, 2026

**Subject:** Amending Chapter 62 Division 3 Opening; Specifically to Sec. 62-1032 Filing of Petitions; Required Information and of Sec. 62-1033 Fees and Expenses.

The Community Development Department is proposing text amendments to Chapter 62, Division 3 of the Municipal Code for "Opening". The purpose of these updates is to modernize and clarify the administrative procedures governing how property owners petition the City to dedicate and formally open a public way or easement within municipal limits.

The proposed key changes include:

- Sec. 62-1032 Filing of petitions; required information: Standardizes the petition process via the Planning Commission. Applicants must provide scale maps displaying all abutting landowners. To protect due process, nearby owners must receive certified mail notices at least 15 days prior to the public hearing, paired with a published newspaper notice 15 to 30 days beforehand.
- Sec. 62-1033 Fees and expenses: Mandates that petitioners cover all application fees and public notice expenses. Crucially, a strict accountability timeline is established: approved dedication instruments must be recorded with the County Clerk within one year of final approval, or the authorization becomes completely void.

Staff recommends the Planning Commission approve these text amendments to Division 3 and forward a favorable recommendation to the City Council. The changes enhance administrative efficiency, protect public notification integrity, and establish clear operational deadlines for public infrastructure acceptance.

### *DIVISION 3. OPENING<sup>1</sup>*

#### **Sec. 62-1031. Definitions.**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Easement* means rights in real property as defined in 60 O.S. § 49, as presently existing or as may be hereafter amended.

*Open* means an ordinance of the city council enacted in accordance with the requirements hereafter set forth, designating for public use a public way or easement by dedication of such way or easement by property owner or owners desiring that such way be opened.

*Public way* means a street, avenue, boulevard, alley, lane or thoroughfare open or platted for public use.

(Code 1993, § 62-81; Ord. No. 1871, § 1(21.31), 8-27-1991)

#### **Sec. 62-1032. Filing of petitions; required information.**

Petition for the opening of any public way or easement within the municipal limits of the city shall hereafter be filed with the planning commission by any owner of property dedicating the way petitioned to be opened or his duly authorized representative, on a standard form furnished by the commission. All petitions for opening of a public way or easement shall be accompanied by a sketch, plan or copy of a map of the area surrounding the street, way or easement to be opened, drawn to approximate scale showing the land of all abutting property owners, their names and mailing addresses. Notification letters for the opening of any public way or easement shall be mailed by certified mail to all abutting property owners along the affected area no less than 15 days prior to the public hearing. Notice shall be given at least once by publication in a newspaper of general circulation in the city, not less than 15 days, but not more than 30 days, prior to such hearing.

(Code 1993, § 62-82; Ord. No. 1871, § 1(21.32), 8-27-1991)

#### **Sec. 62-1033. Fees and expenses.**

Upon the filing of petition for opening, the property owner or his duly authorized representative shall pay the appropriately designated filing fee as provided in chapter 48 to the planning commission. All fees collected by the planning commission shall be deposited with the city treasurer and credited to the general fund of the city. In addition thereto, the fees and expenses for all public notices herein required pursuant to such petition shall be paid by the petitioner or his duly authorized representative. No opening of any public way or easement instrument shall be filed in the office of the county clerk until it has been approved by the planning commission and by the city council as hereinafter set forth. All approved instruments shall be filed within one year of the date of approval. Failure to record the instrument within one year of the date of planning commission or city council approval, whichever is the later, shall void all approvals thereto. The applicant, accompanied by a representative of the city, shall file the original instruments with the county clerk, and the applicant shall pay all required filing fees.

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<sup>1</sup>State law reference(s)—Reopening public ways, 11 O.S. § 42-110.

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(Code 1993, § 62-83; Ord. No. 1871, § 1(21.33), 8-27-1991)

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(Supp. No. 8)

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