McAlester Planning Commission Minutes
Tuesday, July 21, 2026, Regular Meeting
City Council Chambers
6:30 PM

Call to Order
Chairman Emmons called the meeting to order at 6:31 p.m.

Roll Call
Patti Hobbs called the roll and a quorum was present.

Commissioners Present: 8

Mark Emmons	Merrie Brenner	Levenia Carey	Stephanie Giacomo
Dewayne Hampton	Lyn Roberts	Jeremy Spiegel	Karen Stobaugh

Commissioners Absent: 3

Michael Hull	Chris Taylor	Robby VanVekoven

Consent Agenda
Approval of minutes for the Regular Meeting on June 16, 2026.

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

The vote was: 8 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Roberts, Spiegel, Stobaugh
NAY: None
The motion carried.

SCHEDULED BUSINESS:
1. Discussion and possible action to approve a Final Plat for the "Wallace Shops" Subdivision
Community Development Director, Jayme Clifton was absent, however, the Planning Tech, Patti Hobbs read her staff report provided in the agenda packet. There was minimal discussion but Ms. Hobbs clarified the changes/updates and why it was being seen a second time.

A motion was made by Commissioner Hampton was seconded by Commissioner Carey to approve the Final Plat for the "Wallace Shops" Subdivision.

The vote was: 8 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Roberts, Spiegel, Stobaugh
NAY: None
The motion carried.

2. Public Hearing: Discussion and possible action on PC #457, a request to rezone the property located at 321 W Adams described as Part of Lot Five (5), Block Two Hundred Sixty-six (266) in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma, from R-1B Single-Family Residential District to C-2 Neighborhood Convenience District
Ms. Hobbs read the Director's staff report as directed to make sure the analysis was conveyed in the Public Hearing. Also added there was only one letter of opposition but made it known it was added in the agenda packet. The applicant, Martha Mendoza, was the only one to speak for the application. She stated she had a local address (Bug Tussle) and also an address in Texas. Mark asked her about her application and explained that it should not have made it to the Planning Commission due to the property not meeting minimum lot size

of the commercial zoning requested. It was briefly discussed that she had been made aware of the reason for the initial rejection of the application, however everyone can bring their case before the Planning Commission, which she decided it would be worth it to her. Ms. Mendoza proceeded to describe their intent for the property as making it a second home because she has family in the area, but then the property near Lake Eufaula became available. They thought it would be difficult to sell the house because of the age of the home and more expensive to make it comfortable and livable. They do not intend on changing the character of the home as they fell in love with the history of it during the remodel. She stated she had researched other cities and towns, and those other towns didn't care, as much, about the lot area but about the use. She feels this property is more unique for commercial as there was a trolley system that used to run near the property. She explained that the streets were wider for that reason and went to explain their parking plan that would align with both streets (Hickory & Adams). She requested the Planning Commissioners to look past the lot area size due to her research from other cities. Mark interjected and stated that the Planning Commission does not have the authority to overrule the City Codes. The applicant then stated she was "open to suggestions but understands this may not be the forum." Or if there was "Any other Business" they would suggest for that property. It was discussed what the motion should be or if there should even be a motion.

Public Hearing began at 6:34 p.m. and commenced at 6:55 p.m.

Commissioner Hampton made the motion to the "deny the application" and was seconded by Commissioner Carey. It was clarified that an "AYE" vote was to NOT approve the rezoning application.

The vote was: 7 - 0 with one abstention
AYE: Emmons, Hampton, Brenner, Carey, Roberts, Spiegel, Stobaugh
NAY: None
ABSTAIN: Giacomo
The motion carried

3. Public Hearing: Discussion and possible action for an ordinance amending Chapter 62 Article II Division 3 Board of Adjustment
Ms. Hobbs and Chairman Emmons explained the staff report. Only a few questions were asked, mostly if the City Attorney had approved the language from the June Planning Commission meeting. Minimal discussion from the Commissioners.

Public Hearing began at 6:57 p.m. and commenced at 7:01 p.m.

A motion made by Commissioner Giacomo was seconded by Commissioner Carey to approve the Ordinance Amending Chapter 62 Article II Division 3 Board of Adjustment.

The vote was: 8 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Roberts, Spiegel, Stobaugh
NAY: None
The motion carried.

NEW BUSINESS
None. No action required.

STAFF REPORT
Ms. Hobbs asked if they had any questions about any open permits. Then explained the handout added to the agenda packet. She stated it was a free training opportunity that was sponsored by OG&E and hosted by APA-OK, but would be required to attend all four Fridays to complete the course. No action required.

REMARKS & INQUIRIES BY THE COMMISSION
None. No action required.

Adjournment
Commissioner Hampton made the motion to adjourn. The motion was seconded by Commissioner Carey. Meeting adjourned at 7:04 p.m. Roll was taken.

The vote was: 8 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Roberts, Spiegel, Stobaugh
NAY: None
The motion carried.

Approved:

Mark Emmons 8/18/26

Planning Commission Chairman Date