

McAlester Planning Commission Minutes
Tuesday, June 16, 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: 6

Mark Emmons	Dewayne Hampton	Levenia Carey	Michael Hull
Lynn Roberts	Karen Stobaugh		

Commissioners Absent: 5

Merrie Brenner	Stephanie Giacomo	Jeremy Spiegel	Chris Taylor
Robby VanVekoven			

Consent Agenda

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

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

The vote was: 6 – 0

AYE: Emmons, Hampton, Carey, Hull, Roberts, Stobaugh

NAY: None

The motion carried.

SCHEDULED BUSINESS:

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

Community Development Director, Jayme Clifton explained the staff report and notices to the utilities. There was no objections from the ones that responded, with the exception from PSO/AEP needing to have unobstructed access to their easements (high voltage transmission line along platted 9th Street) with an email attached in the packet. Ms. Clifton went over the maps and the application specifics. It was discussed how the applicant does not own all sides of the streets but no ordinance or state statute to deny him closing. Staff recommends, conditionally, the closing as requested and to add it to the council's agenda that way if approved. The applicant, Lance Yeley of 218 W Jackson, was present to speak on behalf of his application. He spoke about his current and future plans for the parcels he owns and why he wishes for the closings plus he is hoping to purchase more surrounding properties (adjacent) in the future. A few questions from the Commissioners about items on drawings and fences. Mr. Yeley, briefly answered their questions. Next, Terry Fisher of 2500 N 7th Street (neighbor) stated he lives near the property and he has no problem with the closing but expressed displeasure if there was to be a trailer park near his home. He also expressed interest in the City closing the rest of 7th Street; he did not understand why the application did not include the entire area. Planning Commission Chairman, Mark Emmoms, explained that the applicant cannot apply to close an easement or street that does not abut their property. And encouraged Mr. Fisher and other adjacent property owners to apply together or separately because that is the proper process. Lastly, Lana Sanders, daughter of neighbor Myra Sanders of 711 E Park Avenue wanted to make known they did not object to the street closings but do not like the idea of any rezoning of the area to multi-family dwellings near her mother's home; they welcome single-family zoning. A bit of discussion from the Commissioners but mostly to decide what the motion would say.

Public Hearing began at 6:32 p.m. and commenced at 6:50 p.m.

A motion was made by Commissioner Hampton was seconded by Commissioner Carey to approve the application with the stipulations requested by PSO.

The vote was: 6 – 0

AYE: Emmons, Hampton, Carey, Hull, Roberts, Stobaugh

NAY: None

The motion carried.

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

Ms. Clifton explained attendance requirements and the need for an alternate to step in, specifically, for Building Codes and Fire Codes knowledge. She discussed the changes on the Ordinance Amendments and the example used from the City of Glenpool. Their ordinances and codes, as reference, appear legal and do not go against state statutes (handout was passed out as visual aid). Ms. Clifton stated the Fire Department would like at least an alternated knowledgeable of fire codes; appeals should not be unsafe and could provide alternated proposals. It was discussed, there are still changes needed in Chapter 18 & 50 but those will be seen by City Council. Also, an appeals application will need to be established. There were some questions and comments among the Commissioners.

Public Hearing began at 6:51 p.m. and commenced at 7:05 p.m.

A motion made by Commissioner Hull was seconded by Commissioner Hampton to table this item until the City Attorney had reviewed the requested Ordinance Amendments.

The vote was: 6 – 0

AYE: Emmons, Hampton, Carey, Hull, Roberts, Stobaugh

NAY: None

The motion carried.

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

Ms. Clifton explained the changes needed for the Openings; worded similar to Subdivision Plat notification letters and similar to street closings. Commissioners had minimal discussion and did not see a need to ask City Attorney for clarification.

Public Hearing began at 7:05 p.m. and commenced at 7:07 p.m.

A motion made by Commissioner Stobaugh was seconded by Commissioner Roberts to approve the Ordinance Amendments as presented.

The vote was: 6 – 0

AYE: Emmons, Hampton, Carey, Hull, Roberts, Stobaugh

NAY: None

The motion carried.

NEW BUSINESS

Ms. Clifton discussed the six (6) properties the City acquired; all will be zoned Residential. The Economic Development Director, Billy Sumner and herself will be working together on an agreement of Urban Renewal

for the properties; they will not be surplussed. The point of these properties is to be used and all are large enough to built upon. Discussion of fees and previous properties. No action required.

STAFF REPORT

Director Clifton discussed the Land Development Code Kick-Off meeting from the previous week with Freese & Nichols. She explained what was discussed; instead of cleaning up Chapter 62, will just make a Chapter 64, for example. Ms. Clifton asked for recommendations for good Stakeholders, a good mix will get both positive and negative feedback. There will be meetings for the Planning Commissioners and City Council to review drafts. She briefly explained Public Engagement Plan but most meetings will be with the “users” of the codes. There will be a website developed and how that will help with engagement and education of the code updates. Some discussion about current permits and their progress reports; Commissioners mainly wanted to know what new businesses were coming to town.

REMARKS & INQUIRIES BY THE COMMISSION

Mr. Emmons discussed his notes from the TIF committee meeting (3rd meeting). Commissioners had a few questions about the development at the former OHP property, now owned by RaceTrac and the vacant gas stations. Ms. Clifton briefly spoke about report given to City Council.

Adjournment

Commissioner Hampton made the motion to adjourn. The motion was seconded by Commissioner Carey. Meeting adjourned at 7:33 p.m. Roll was taken.

The vote was: 6 – 0

AYE: Emmons, Hampton, Carey, Hull, Roberts, Stobaugh

NAY: None

The motion carried.

Approved:

 7/21/26
Planning Commission Chairman Date