McAlester Planning Commission Minutes
Tuesday, January 20, 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: 9

Mark Emmons	Dewayne Hampton	Merrie Brenner	Levenia Carey
Stephanie Giacomo	Jeremy Spiegel	Karen Stobaugh	Chris Taylor
Robby Van Vekoven			

Commissioners Absent: 5

Michael Hull	Lyn Roberts

Recognition
None

Consent Agenda
Approval of minutes for the Regular Meeting on November 18, 2025.

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

The vote was: 9 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Spiegel, Stobaugh, Taylor, Van Vekoven
NAY: None
The motion carried.

SCHEDULED BUSINESS:

Item 1 **Public Hearing: Discussion and possible action on PC #455, a request to rezone the property from No Zoning Classification to C-5 Highway Commercial and Commercial Recreation District for the following property: 1501 S George Nigh Expy. A parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County State of Oklahoma.**

Community Development Director Jayme Clifton presented the staff report. She noted that notifications were sent according to ordinance. Ms. Clifton briefly explained the circumstances as to why the property was not zoned and why it would fit in the requested zoning. There were questions and discussion concerning access points and traffic. Josh Knott, representing the business, RaceTrac, explained this would be the first station within Oklahoma and the type of store; meaning it would be one of their smaller styles. Mr. Knott also addressed the mitigation of the flooding near the property, as well. A few questions about the sign and airport concerns along with the reason for the C-5 designation were discussed after the closing of the Public Hearing.

Public Hearing began at 6:32 pm and commenced at 6:36 pm. No members of the public spoke for or against the application.

Commissioner Stobaugh made the motion to approve the rezoning application per the staff recommendations. The motion was seconded by Commissioner Carey. Roll was taken.

The vote was: 9 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Spiegel, Stobaugh, Taylor, Van Vekoven
NAY: None
The motion carried. The item moves to the City Council on February 10, 2026.

Item 2 **Public Hearing: Discussion and possible action on PC #456, a request to rezone the property from C-3 General Commercial District to R-1B Single Family Residential District for the following property: 3001 N Main Street. Part of Lots Two (2) and Three (3), Block Sixty-one (61), in the City of McAlester, now known as North McAlester, Pittsburg County, State of Oklahoma.**

Ms. Clifton presented the staff report. She noted that notifications were sent according to ordinance. Ms. Clifton explained the area has historically been residential and the applicant is trying to resale the property as a residence. Some discussion on how and when the commercial zoning was applied. Randy Roden, council member for Ward Four, stated he was called by the author of the opposition letter. He added she was concerned about the surrounding properties and how they would be affected by the rezoning to residential. Mr. Roden concluded that he was in support of the rezoning. The applicant, Chan Lee, briefly spoke about his need for the rezoning including the hurdles the prospective buyers were facing without a residential classification.

Public Hearing began at 6:39 pm and commenced at 6:44 pm. There was one opposition letter submitted with the application agenda packet.

Commissioner Giacomo made the motion to approve the rezoning application. The motion was seconded by Commissioner Brenner. Roll was taken.

The vote was: 9 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Spiegel, Stobaugh, Taylor, Van Vekoven
NAY: None
The motion carried. The item moves to the City Council on February 10, 2026.

Item 3 **Recommendation of a committee member for the Land Development Code Update Selection Committee.**

Jayme Clifton explained the RFP was now available and published. She also briefly went over the staff report then stated how the expedited timeframes could drive up costs, but the timelines are very important. Ms. Clifton is looking for volunteers and will have the scoring matrix ready before the first meeting; specifically looking for at least volunteers from the Planning Commission. It was decided that Stephanie Giacomo and Merrie Brenner would volunteer for the committee. No action is required.

NEW BUSINESS

None.

STAFF REPORT

1. Annual Report to Planning Commission (2024-2025)

Jayme Clifton explained and went over the report. No discussion nor is action required.

2. Annual Planning Commission Report to City Council

An additional handout was passed out. Ms. Clifton explained that is was still a draft and what section was left out. She added that it still needs to be revised by the City's PIO before it goes before City Council. No action required.

3. Building Permit Activity Report

Ms. Clifton presented the report. No action required.

4. Comprehensive Planning Discussion

Patti Hobbs, Planning Tech explained the slides, briefly. Ms. Clifton stated she is really trying to get a training budget raised specifically for Planning Commission members. There is some free training available, Commissioners only need request it. No action required.

REMARKS & INQUIRIES BY THE COMMISSION

Commissioners had positive comments about the new owners of the previously owned OHP property. The new business seems to be appropriate for that area. Also they had questions about the status of the Sinclair stations. There were some comments surrounding the sale of the L'Ouverture School building and ideas of how to honor it. No action required.

Adjournment

Commissioner Carey made the motion to adjourn. The motion was seconded by Commissioner Van Vekoven Meeting adjourned at 6:57 p.m. Roll was taken.

The vote was: 9 – 0
AYE: Emmons, Hampton, Brenner, Carey, Giacomo, Spiegel, Stobaugh, Taylor, Van Vekoven
NAY: None
The motion carried.

Approved:

Mark Emmons 2/17/26

Planning Commission Chairman Date