

McAlester Board of Adjustment Minutes
Tuesday, March 17, 2026, Special Meeting
City Council Chambers
Immediately following Planning Commission Meeting

Call to Order

Chairman Emmons called the meeting to order at 6:54 p.m.

Roll Call

Patti Hobbs called the roll and a quorum was present.

Board Members Present: 4

Mark Emmons

Dewayne Hampton

Lyn Roberts

Chris Taylor

Board Members Absent:

Recognition

None

Consent Agenda

Approval of minutes for November 18, 2025, Special Meeting and approval of the reappointment of Dewayne Hampton.

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

The vote was: 4 – 0

AYE: Emmons, Hampton, Roberts, Taylor

NAY: None

The motion carried.

SCHEDULED BUSINESS:

1. Public Hearing: Discussion and Action on BA #204, requesting Variances for the following described location:

LEGAL: Lots One (1), Two (2), Seven (7), Eight (8), Nine (9), Ten (10), Block Three hundred ninety-two (392); And The Southerly 30 feet of Chickasaw Ave Lying adjacent to Lots One (1) and Two (2) in Block Three hundred ninety-two (392); And All of the 15 foot Alley Lying adjacent to Lots One (1), Eight (8), Nine (9), Ten (10), Two (2), Block Three hundred ninety-two (392); And All of Lot Three (3) and the Easterly 80 feet of Lot Four (4), in the Block Three hundred ninety-two (392); And Lot Two (2), Block Three hundred Eighty-one (381); And Then Northerly 30 feet of the approximate Easterly 220 feet of Chickasaw Ave Lying Adjacent to Lot Two (2), Block Three hundred Eighty-one (381) all in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma.

LOCATION: 21 W Cherokee Ave, McAlester, Oklahoma

CURRENT ZONING: I-1 Light Industrial District & C-4 Restricted Commercial District

PROPOSED VARIANCE: Section 62-266(e) Area Regulations for (3) Maximum percentage of coverage where the "Main and accessory buildings shall not cover more than 60 percent of the lot area." (5) Front yard setback where the "All buildings shall set back from all property lines no less than 35 feet." (6) Side yard setback where the "a. When abutting another industrial district zoned lot, the side yard setback shall be no less than 25 feet. b. On a side of a lot adjoining a residential dwelling district, there shall be a side yard setback of no less than one foot per each foot of height."

Community Development Director Jayme Clifton presented the staff report. She noted the notices were sent and published according to ordinance. Ms. Clifton described the circumstances and background that led to the application including the storm damage from May 2025. She explained that their contractor applied for a building permit and it was noticed in the permitting process the zoning discrepancies. Ms. Clifton also stated the zoning requirements and building permit documents; also noting the property and structures were assumed nonconforming due to the property nearly covered by buildings way before the storm. It was stated from the Staff report, the variances requested are “reasonable and consistent with the historical use of the property with the recommended condition: the reconstructed structure shall not exceed the 7,765 sf footprint as shown on the submitted survey and must maintain an open-shed design.” Therefore, staff recommends the variances to be approved by the Board of Adjustment.

Iva Due, representing the application, spoke on behalf of the application. Ms. Due stated the replacement building will be all metal for fire safety reasons and how the business was built in McAlester in 1901. She feels they can help the community by remaining in that location and allowed to rebuild. Council Member for Ward Three, Chris Stone, was in attendance to voice his support for applicant and for the use of the property as he feels it is appropriate for that area (train line abuts their property to the East).

Brief discussion amongst the Board members about the property itself and how the variances requested seemed reasonable. Ms. Clifton stated there would be a letter drafted about the Board of Adjustment’s decision so that they would not have to wait for the minutes to be signed which allows the building permit to move forward.

Public Hearing began at 6:55 p.m. and commenced at 7:01 p.m. The applicant’s representative, Iva Due and Third Ward Council, Chris Stone were the only speakers for the public Hearing; no other members of the public spoke.

Hampton made the motion to approve the variances as presented. The motion was seconded by Roberts. Roll was taken.

The vote was: 4 – 0

AYE: Emmons, Hampton, Roberts, Taylor

NAY: None

The motion carried.

Staff Reports.

Board of Appeals Ordinance Amendments from the Planning Commission meeting was briefly discussed. No action required.

Remarks & Inquiries by the Board.

Roberts commented and questioned the proposed BOA alternates discussed previously. Minimal discussion of Ordinance Amendments and the expertise recommendations, additionally. No action required.

Adjournment

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

The vote was: 4 – 0

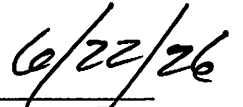
AYE: Emmons, Hampton, Roberts, Taylor

NAY: None

The motion carried.

Approved:


Board of Adjustment Chairman


Date