

NOTICE OF SPECIAL MEETING
OF THE CITY ZONING AND PLANNING COMMISSION

THURSDAY JULY 13, 2023
4:30 PM

MIAMI CIVIC CENTER
129 5th Avenue Northwest, Miami, Oklahoma

Chairperson Ingram does hereby call a Special Meeting of the City Zoning and Planning Commission for Thursday, July 13, 2023 at 4:30 PM at the Miami Civic Center located at 129 5th Ave NW, Miami, Oklahoma.

Melissa Moore
Melissa Moore, City Clerk

3:20 AM/PM, JULY 10, 2023



**NOTICE OF SPECIAL MEETING AND AGENDA
THE CITY ZONING AND PLANNING COMMISSION
MIAMI, OKLAHOMA
THURSDAY, JULY 13, 2023
4:30 PM
AT MIAMI CIVIC CENTER
129 5th Avenue Northwest, Miami, Oklahoma**

Filed in the Office of the City Clerk and displayed in the main lobby of the Miami Civic Center and by posting on www.miamiokla.net starting at 1:30 AM/PM on July 11, 2023, pursuant to 25 O.S. § 311(9) (a) and (b).

Melissa Moore

Melissa Moore, City Clerk

THE COMMISSION MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, POSTPONEMENT AND/OR MAKE RECOMMENDATION TO THE CITY COUNCIL ON ANY ITEM LISTED IN THIS AGENDA:

1. Call to Order Vice-Chairperson Ferguson
2. Approve Minutes: April 13, 2023 (Special Meeting) Planning Commission
3. Public Hearing Concerning the Rezoning of the Below Property to RM2-Residential Multifamily Vice-Chairperson Ferguson

Legal Address:
Lt 13, Blk 6 Miami Heights Addn (Release 1171/525)

Property Address: 913 I NW, Miami, OK
4. Discuss, Consider, and Vote on the Rezoning of the Below Property to a RM2-Residential Multifamily Planning Commission

Legal Address:
Lt 13, Blk 6 Miami Heights Addn (Release 1171/525)

Property Address: 913 I NW, Miami, OK
5. Adjournment Vice-Chairperson Ferguson

THE CITY OF MIAMI ZONING AND PLANNING COMMISSION MET IN A SPECIAL MEETING APRIL 13, 2023 AT THE CIVIC CENTER AT 4:30 PM WITH THE FOLLOWING MEMBERS PRESENT:

Tim Ingram, Chairperson
Robert Ferguson
Ron Shirley
Cody Thompson
Brian Estep (Absent)

Travis Jones, Com. Dev. Manager
Chrissy Headlee, Community Development Adm

Notice of special meeting of the City Zoning and Planning Commission, called by Chairperson Tim Ingram, was displayed in the main lobby and posted on www.miamiokla.net starting at 11:45 am pm on April 10, 2023, pursuant to 25 O.S. § 311(9) (a) and (b) and the agenda was posted in the same manner at 11:05 am on April 12, 2023.

THE COMMISSION MAY TAKE ANY OF THE FOLLOWING ACTIONS: DISCUSS, CONSIDER VOTE FOR APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, POSTPONEMENT AND/OR MAKE RECOMMENDATION TO THE CITY COUNCIL ON ANY ITEM LISTED IN THIS AGENDA:

Call to Order

Tim Ingram called the City Zoning and Planning Commission meeting to order at 4:34 PM.

Approve Minutes: May 05, 2022 (Special Meeting) and December 8, 2022(Special Meeting):

Commission Member Thompson made a motion to approve the minutes. Commission Member Ferguson seconded the motion. The Commission was polled with the following results:

Thompson, Aye Ferguson, Aye Ingram, Aye Shirley, Aye Estep, Absent

Motion carried.

Public Hearing Concerning the Closing of Certain Street(s) or Alley(s) within Planning Area of the City:

Property Address: 205 B NE, Miami, OK
Legal Address: LTS 1-32, BLK 25 Original Plat I

Chairperson Ingram opened the public hearing at 4:35 pm.
The Owners and Travis explained the existing Building is going to be rehabbed.
Chairperson Ingram closed the public hearing at 4:41 pm.

Discuss, Consider, and Vote on the Closing of Certain Streets(s) or Alley(s) within Planning Area of the City of Miami:

Property Address: 2128 B NW, Miami, OK
Legal Address: LTS 1-32, BLK 25 Original Plat I

Commission Member Shirley made a motion to approve the closing of certain street(s) or alley(s) within the planning area of the City of Miami. Commission Member Thompson seconded the motion. The Commission was polled with the following results:

Shirley, Aye Thompson, Aye Ingram, Aye Ferguson, Aye Estep, Absent

Motion carried.

Adjournment

Commission Member Shirley made a motion to adjourn the City Zoning and Planning Commission. Commission Member Thompson second the motion. The Commission was polled with the following results:

Shirley, Aye Thompson, Aye Ingram, Aye Ferguson, Aye Estep, Absent

Motion carried.

Chairperson Ingram declared the meetings adjourned at 4:42 PM.

Commission Member Ingram

Commission Member Ferguson

Commission Member Shirley

Commission Member Estep

Commission Member Thompson

ATTEST: _____
 Kristi McClain, Community Development Director



City of Miami

Application to Rezone Property within City Limits

Date: 1-13-23

Section I. Request

Applicant or Applicant's Representative Supplies the Following Items Listed Below:

1. Application fee of \$40.00 made payable to the City of Miami.
2. Public Notice
3. Petition
4. Affidavit of Posting
5. Abstract Office - List of homeowners within 300' radius.
6. Map
7. Letters mailed to the list of homeowners within the 300' radius. Affidavit of Mailing will be completed by applicant.

Section II. General Information - To be completed by applicant.

A. Property Owner: Brandon Herkins Address: 913 1/2 and
2104 N SW 913 F St NW
Miami OK 74354 Miami OK 74354

B. Point of Contact: Brandon Herkins

C. Phone #: 918-533-6433 Alternate #: _____

Section III. Rezoning Information - To be completed by applicant or applicant's representative.

A. Property's Legal Description: Lt 13, Blk 6 Miami Heights

B. Property Currently Zoned as: Single Family RS5

C. Type of Zoning Requested: Multi Family RM2

D. Proposed Use: Inv/Rental Property has 2 houses on one lot with 2 Electric meters and 1 water meter. Houses will be rented out individually to Tenets and may add second water meter

Signature of Applicant: [Signature]

Name (Please Print): Brendan Hawkins

Date: 1-13-23

Section III. City Review - Official use only.

A. City Attorney
Reviewed the Application

Date: 3/8/2023

B. The application is hereby: Approved Denied To move forward with the process

Note: If the application is denied, a detailed report must be attached.

[Signature]
Ben Loring
City Attorney

Section IV. Signatures and Consideration of Application

Approved Denied

Board Chairman or
Bo Reese, City Manager

Date of Action



Ottawa


Data provided by Becky Smith County Assessor

Property Information - Date 01/09/2023

The Ottawa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Ottawa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

Assessment Data			Primary Image					
Account	580016864							
Parcel ID	4520-00-006-013-0-000-00							
Cadastral ID	28159861							
Property Type	Real - Real Property							
Property Class	UR							
Tax Area	14 - Miami-23 Town							
Lot Size	1.00 - Lots							
Owners Name	HARKINS, BRANDON 2109 N NW MIAMI OK 74354-							
Parcel Location						Image Date 11/7/2019		
Situs	00913 NW 1							
Subdivision	Miami Heights							
Lot/Block	0013 / 0006							
Sec/Twn/Rng	- - -							
Neighborhood	1 - Visual Inspection Area 1							
Legal Description								
LT 13, BLK 6 Miami Heights Addn (RELEASE 1171/525)								
Valuation	2023	2022	Tax Detail (Millages)					
Land Value	4,000	4,000	MiCity Miami City	%	Mills	Dollars		
Improvements	90,272	90,272	C001 County General					
Mobile Home	0	0	Common	4.4	4.10	44.04		
Fair Market Value	94,272	94,272	County General	11.1	10.24	110.00		
Taxable Value - Capped	94,272	69,457	County Health	1.7	1.54	16.54		
Assesment Ratio	11.4%	11.4%	EMS1 Emergency Service					
Gross Assessed	10,747	7,918	EMS	3.3	3.07	32.98		
Exemptions	0	0	I-23 Miami School District					
Net Assessed	10,747	7,918	SD Building	5.6	5.10	54.78		
Tax Rate	92.4400	92.4400	SD General	38.6	35.70	383.49		
Estimated Taxes	993.00	732.00	SD Sinking	23.2	21.43	230.20		
			VT01 Vo Tech					
			V-TECH Building	1.1	1.02	10.96		
			V-TECH General	11.1	10.24	110.00		



Ottawa

Data provided by Becky Smith County Assessor

Property Information - Date 01/09/2023

Sale History							
Instrument	Book	Page	Grantor	Date	Price	Code	
I-2022-005214	1171	257	BURT, KRISTINA	10/2022		16	
I-2022-005212	1171	248	BURT, KRISTINA	10/2022	70,000	Q	
I-2018-004647	1079	610	DAWSON, TRAVIS & JANICE TRUST	10/2018	60,000	Q	
1031-0259	1031	259	LANKFORD, JASON D. & THOMAS	06/2016		0 UNQUAL	
0873-0451	673	451	LANKFORD, RAMONA	11/2000	20,000	Q	

Billed History							
Tax Year	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2022	HARKINS, BRANDON	14	94,272	0	7,918	732.00	
2021	BURT, KRISTINA	14	94,272	0	7,541	713.00	
2020	BURT, KRISTINA	14	63,467	0	7,182	684.00	
2019	BURT, KRISTINA	14	60,000	0	6,840	582.00	
2018	BURT, KRISTINA	14	59,230	0	3,208	265.00	
2017	DAWSON, TRAVIS & JANICE TRUST	14	54,381	0	3,055	257.00	
2016	DAWSON, TRAVIS & JANICE TRUST		56,768		2,910		
2015	LANKFORD, JASON D. & THOMAS		50,824		2,772		
2014	LANKFORD, JASON D. & THOMAS		38,859		2,772		
2013	LANKFORD, JASON D. & THOMAS		23,152		2,639		
2012	LANKFORD, JASON D. & THOMAS		22,050		2,514		
2011	LANKFORD, JASON D. & THOMAS		21,000		2,394		
2010	LANKFORD, JASON D. & THOMAS		21,000		2,394		
2009	LANKFORD, JASON D. & THOMAS		21,000		2,394		

Residential Improvements									
Card	Improvement Type	Condition	Quality	Year	Exterior Wall	HVAC	Bed/Bath	Base Area	Total Area
1	Single-Family Residence	Average	Average	1946	100%	100%	2 / 1.0	958	958
		Average	Average	1946				458	458
	Raised Enclosed Porch, Screened Walls							20x8	160
	Utility Shed							886	886

Attached Images



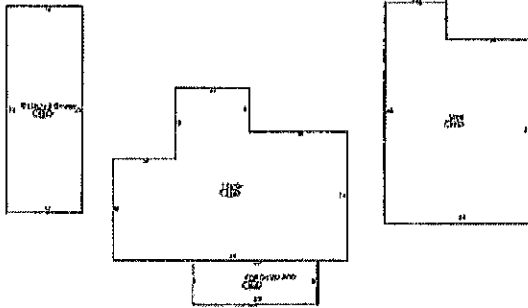
Ottawa

Data provided by Becky Smith County Assessor

Property Information - Date 01/09/2023

Attached Images

Image ID 41387
Image Date 7/26/2017

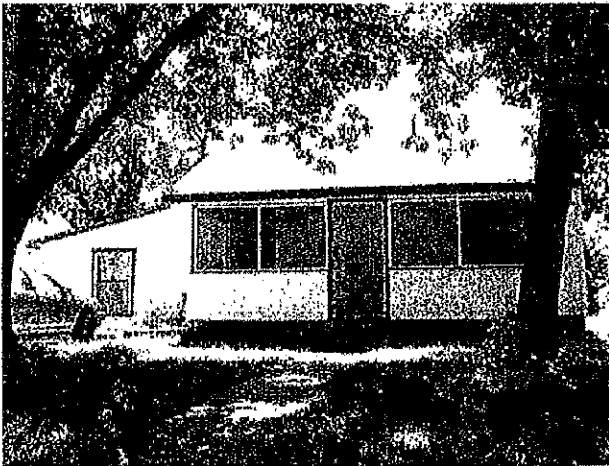


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Image ID 23178
Image Date 10/23/2015



Image ID 19915
Image Date 1/18/2015



Parcel Photo

Image ID 25177
Image Date 1/18/2015



Parcel Photo

BEFORE THE CITY ZONING AND PLANNING COMMISSION
FOR THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA, AND THE
MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI, OTTAWA COUNTY,
STATE OF OKLAHOMA

IN THE MATTER OF THE APPLICATION OF)
Brandon Hackins, FOR THE REZONING OF)
CERTAIN PROPERTY WITHIN THE PLANNING)
AREA FOR THE CITY OF MIAMI AS RM2)

PETITION

COMES now the Petitioners above named and allege and state as follows:

1. Petitioners are the sole owners of the following described real estate:

913 I St NW

2. The real estate is presently zoned as:

RS5

3. Proposed use:

Multi-family Rental Property

**BEFORE THE CITY ZONING AND PLANNING COMMISSION
FOR THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA, AND THE MAYOR
AND THE CITY COUNCIL
OF THE CITY OF MIAMI, OTTAWA COUNTY, STATE OF OKLAHOMA**

**IN THE MATTER OF THE APPLICATION OF)
BRANDON HARKINS OF MIAMI, OKLAHOMA,)
FOR THE REZONING OF CERTAIN PROPERTY)
WITHIN THE PLANNING AREA FOR THE CITY)
OF MIAMI AS RM2.)**

PUBLIC NOTICE

Notice is hereby given that the above named applicant has filed an application with the City Zoning and Planning Commission for the City of Miami, Ottawa County, Oklahoma, and the City Council of the City of Miami, Ottawa County, Oklahoma, a Petition for an Ordinance changing zoning from RS5 to RM2, the property is described as follows:

LT 13, BLK 6 Miami Heights Addn (Release 1171/525)

Notice is further given that the City Zoning and Planning Commission will hold a hearing on this Petition on the 13th day of July, 2023 at 4:30 p.m. at the Council Room at the Miami Civic Center, Miami, Oklahoma, for purposes of considering the Petition and making its recommendation to the City Council of the City of Miami, Oklahoma. All persons interested may appear and be heard in regards to the Petition for change of zoning.

Notice is further given that the recommendations of the City Zoning and Planning Commission at its hearing will be considered by the Mayor and the City Council of the City of Miami, Oklahoma on the 17th day of July, 2023 at 6:00 p.m. at the Council Room at the Miami Civic Center, Miami, Oklahoma, at which time and place all persons interested may appear and be heard in regards to the Petition.

Dated the 20th day of June, 2023.

PLANNING COMMISSION
CITY OF MIAMI
OTTAWA COUNTY
OKLAHOMA

By: Melissa Moore
Melissa Moore, City Clerk
City of Miami, Oklahoma


BEFORE THE CITY ZONNING AND PLANNING COMMISSION FOR THE CITY OF
MIAMI, OTTAWA COUNTY, OKLAHOMA, AND THE MAYOR AND THE CITY
COUNCIL OF MIAMI, OTTAWA COUNTY, OKLAHOMA

IN THE MATTER OF THE APPLICATION OF)
BRANDON HARKINS FOR THE)
FOR THE REZONING OF CERTAIN)
PROPERTY WITHIN THE PLANNING)
AREA FOR THE CITY OF MIAMI AS RM2)

AFFIDAVIT OF MAILING


STATE OF OKLAHOMA)
COUNTY OF OTTAWA) SS

I, Kristi McClain, hereby certify that I placed in the United States mail, with postage prepaid thereon, a copy of the Notice attached hereto and legal entities with the addresses thereon designated per the list attached on this 20th day of June, 2023.



Kristi McClain
Chief Administrative Officer
City of Miami, Oklahoma

Subscribed and sworn to before me this 20th day of June, 2023.



Notary Public
Commission No.: 18000441

My Commission expires:

01-15-26



CERTIFICATE

STATE OF OKLAHOMA)
) SS
COUNTY OF OTTAWA)

The undersigned, a duly qualified and lawfully bonded abstractor in and for the aforesaid county and state, does hereby certify the following to be a complete list of all owners of record, and their mailing address, as shown by the current year's tax rolls in the office of the County Treasurer of Ottawa County, Oklahoma, of property abutting and within 300 feet in each direction of the following described real property located in Ottawa County, to-wit:

Lot 13, Block 6 in MIAMI HEIGHTS ADDITION to the City of Miami, Ottawa County, Oklahoma, according to the recorded Plat thereof.

- | | |
|--|---|
| 1. Brandon Harkins
2109 N Street NW
Miami, OK 74354 | Lot 13 Block 6
Miami Heights Addition |
| 2. Daniel & Holly Pritchard
1703 Water's Edge Court
Joplin, MO 64801 | Lots 1 & 5 Block 6
Lot 8 Block 2
Miami Heights Addition |
| 3. Rhonda Collins
924 J Street NW
Miami, OK 74354 | Lot 2 Block 6
Miami Heights Addition |
| 4. Patricia Curry
920 J Street NW
Miami, OK 74354 | Lot 3 Block 6
Miami Heights Addition |
| 5. Gregory & Teresa George
11990 S 630 Road
Miami, OK 74354 | Lot 4 Block 6
Miami Heights Addition |
| 6. Susan Tyler
908 J Street NW
Miami, OK 74354 | Lot 6 Block 6
Miami Heights Addition |
| 7. Penny Trammel
904 J Street NW
Miami, OK 74354 | Lot 7 Block 6
Miami Heights Addition |

- 8. Gerald Caywood
900 J Street NW
Miami, OK 74354

Lot 8 Block 6
Miami Heights Addition
- 9. Cody Hayes
927 I Street NW
Miami, OK 74354

Lots 9 & 10 Block 6
Miami Heights Addition
- 10. David Fogler
PO BOX 350
Wyandotte, OK 74370

Lot 11 Block 6
Miami Heights Addition
- 11. Joseph Ellis
917 I Street NW
Miami, OK 74354

Lot 12 Block 6
Miami Heights Addition
- 12. John Heyburn
PO BOX 606
Miami, OK 74355

Lots 14 & 15 Block 6
Miami Heights Addition
- 13. Mitch Yost
901 I Street NW
Miami, OK 74354

Lot 16 Block 6
Miami Heights Addition
- 14. Manuel & Madaleyme Rodriguez
930 I Street NW
Miami, OK 74354

Lot 1 Block 1
Miami Heights Addition
- 15. Patricia Laub, Trustee
PO BOX 1534
Miami, OK 74355-1534

Lot 2 Block 1
Lot 12 Block 7
Miami Heights Addition
- 16. Gregory & Niovoni Cox
920 I Street NW
Miami, OK 74354

Lot 3 Block 1
Miami Heights Addition
- 17. H. Dean & Chris Post
13300 S 620 Road
Miami, OK 74354

Lot 4 Block 1
Miami Heights Addition
- 18. High Voltage Properties Series, LLC
PO BOX 452413
Grove, OK 74345

Lot 5 Block 1
Miami Heights Addition
- 19. Autofordables Corporation
PO BOX 3368
Broken Arrow, OK 74013-3368

Lot 6 Block 1
Miami Heights Addition

- 20. N Sight Properties, LLC
6010 Meadowside Lane
Tulsa, OK 74131

Lot 7 Block 1
Miami Heights Addition
- 21. Hugo Torres
910 L Street NW
Miami, OK 74354

Lot 8 Block 1
Miami Heights Addition
- 22. Phillip Sr. & Lula Riddle
929 H Street NW
Miami, OK 74354

Lot 9 Block 1
Miami Heights Addition
- 23. James & Sherry McDugle
68100 E 40 Road
Quapaw, OK 74363

Lot 10 and the North 40 ft. of Lot 11
Block 1
Miami Heights Addition
- 24. 123 Ottawa Properties
601 S Main Street
Miami, OK 74354

The South 10 ft. of Lot 11
Part of Lots 12 & 13
All of Lot 14
Miami Heights Addition
& Two tracts in Section 24-28-22
- 25. Melva Rathbun
905 H Street NW
Miami, OK 74354

Lots 15 & 16
Miami Heights Addition
& a tract in Section 24-28-22
- 26. Brenda Hutcheson
2505 Trails End Drive
Bentonville, AR 72712

Lot 8 Block 5
Miami Heights Addition
- 27. Catherine Pasco
1001 I Street NW
Miami, OK 74354

Lot 16 Block 5
Miami Heights Addition
- 28. Steven White
929 J Street NW
Miami, OK 74354

Lot 9 Block 7
Miami Heights Addition
- 29. James Byrd
925 J Street NW
Miami, OK 74354

Lot 10 Block 7
Miami Heights Addition
- 30. Dana Phillips
921 J Street NW
Miami, OK 74354

Lot 11 Block 7
Miami Heights Addition

- 31. Florence Clugston, Trustee
10014 S 621 Road
Miami, OK 74354

Lots 13 & 14 Block 7
Miami Heights Addition
- 32. Mark Heyburn
517 B Street NW
Miami, OK 74354

Lot 15 Block 7
Miami Heights Addition
- 33. Abbie Cherry
901 J Street NW
Miami, OK 74354

Lot 16 Block 7
Miami Heights Addition
- 34. The Housing Authority of The Peoria Tribe
3606 Sencay Avenue
Miami, OK 74354

Lots 17 & 18 Block 1
Maywood Addition
- 35. Gary & Leona Campbell
720 Garfield Boulevard
Miami, OK 74354

The North 48 ft. of Lot 1 Block 5
Johnson Addition
- 36. Terry & Carole Lawson
610 E Steve Owens Boulevard
Miami, OK 74354

The South 2 ft. of Lot 1 Block 5
Johnson Addition
- 37. Ernest Burnett
831 I Street NW
Miami, OK 74354

Lot 2 Block 5
Johnson Addition
- 38. Chris Roblyer
PO BOX 813
Fairland, OK 74343

Lots 15 & 16 Block 5
Johnson Addition
- 39. Randy Meeks
2445 W Quantico Street
Broken Arrow, OK 74011-1455

Lot 15 Block 6
Johnson Addition
- 40. 3 Hoppings, LLC
58901 E 101 Road
Miami, OK 74354

Lot 16 Block 6
Johnson Addition

- 41. City of Miami/Miami Development Authority Utilities & various Lots
 PO Box 1288
 Miami, OK 74355

- 42. Cable One, Inc.
 112 E 32nd Street
 Joplin, MO 64804

- 43. ONEOK, Inc.
 PO Box 1234
 Tulsa, OK 74186

- 44. AT&T Services, Inc. (Miami)
 One SBC Center, 36-M-01
 St Louis, MO 63101

- 45. Board of County Commissioners
 C/O Robyn Mitchell, County Clerk
 102 East Central, Suite 103
 Miami, OK 74354

Due care and diligence have been exercised in preparing this certificate; however, liability as to the correctness or completeness of the information shown above is limited to a maximum of \$100.00 and acceptance of this certificate by the company or person(s) from whom it is made constitutes agreement and confirmation of the limitation of liability.

DATED this 19th day of April, 2023 at 7:55 am

OTTAWA COUNTY ABSTRACT & TITLE CO.

By: Richard Dean Beasler
Abstractor, License # 4570

File No. 6996 rdb