



MINUTES
CITY OF COWETA BOARD OF ADJUSTMENT
REGULAR MEETING 6:30 PM MONDAY, FEBRUARY 26, 2018
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. CALL TO ORDER:

Board of Adjustment Member Carter Mathews called the meeting to order at 6:44 P.M.

2. ROLL CALL:

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Absent

Board Member Carter Mathews requested that the roll be called and a quorum was declared to be present.

3. Discussion and consideration of the minutes of the regular meeting of January 22, 2018.

Motion by Board member Joanna Jones and a second by Board member Kathleen Robinson to approve the minutes for the January 22, 2018 regular meeting by a vote of 3-0.

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Not present

4. PUBLIC HEARING ITEMS:

- A.** Discussed and considered CBOA 18-01 a request from H.E. Reynolds Construction, Inc., is seeking a variance of the zoning code according to Section 650 Minimum Yard Requirements: Section 650 (b) (1) Side Yard; Section 650 Minimum Yard Requirements: Section 650 (b) (3) Side Yard; Section 660 Minimum Lot Area: Section 660 (a); Located at 426 East Redwood Street, in Section 18, Township 17 North, Range 16 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

Public hearing was opened.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by H.E. Reynolds Construction for approval of a variance of the zoning code.

Eddie Reynolds was present for the meeting and offered an explanation of his request. He is hoping to construct a 4-plex in the lot adjacent to two other 4-plexes he had previously built. The zoning variance he is seeking is 7 feet for the interior side yard where the zoning code asks for 15 feet and 7 feet for the exterior side yard where the zoning code asks for 25 feet.

Floor was opened for questions.

Board Member Joanna Jones asked that if the variance is approved, would there be enough room to have a road next to the property if Guthrie Street is ever completed. Mr. Reynolds responded that the only reason why the road would ever need to be completed is if the adjacent land was bought for development. He also said that a creek runs through that portion of property, so a road would probably not work there.

Citizen, Mr. Bob Easley, asked for clarification on the locations of the variance request (to the East and West of the proposed 4-plex) and also the yard requirements at the rear of the property. Mr. Reynolds and Board Member Carter Mathews answered Mr. Easley's questions to his satisfaction.

Public hearing was closed.

- B.** Motion by Board member Kathleen Robinson and a second by Board member Joanna Jones, to approve the variance of the zoning code according to Section 650 Minimum Yard Requirements: Section 650 (b) (1) Side Yard; Section 650 Minimum Yard Requirements: Section 650 (b) (3) Side Yard; Section 660 Minimum Lot Area: Section 660 (a); Located at 426 East Redwood Street, in Section 18, Township 17 North, Range 16 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

Motion passed by a vote of 3-0 with the following votes cast.

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Not present

5. NEW BUSINESS:

NONE

6. ADJOURNMENT

Motion was made by Board member Kathleen Robinson and a second by Board member Joanna Jones to adjourn the meeting. Motion passed 3-0. Meeting was adjourned at 6:55 P.M.

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Not present

Approved:

Mikuni Lander
Chair

Don E. Young
Secretary

Date: 5/21/18