



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

I. CALL TO ORDER:

Board of Adjustment Member Melanie Lander called the meeting to order at 6:31 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

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

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

IV. Discussion and consideration of the minutes of the regular meeting of October 22, 2018.

Motion by Board member Jessica Morris and a second by Board member Kathleen Robinson to approve the minutes for the October 22, 2018 regular meeting by a vote of 4-0.

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARING ITEMS:

1. To be continued public hearing to accept public comment on CBOA 18-04, a request from Sam Stokely, the Applicant, and Richard C. Gardner Real Estate LLC, the Property Owner, is seeking a variance of the zoning code according to Section 18.16. (a). No off-site advertisement will be allowed that is not approved by the Board of Adjustment of the City of Coweta. The property is zoned CG. Located at 24809 E State Highway 51, in Section 27, Township 18 North, Range 15 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., noted that the request for the variance of the zoning code for this item had been withdrawn by the applicant.

Board Member Melanie Lander opened the public hearing for this item.

There were no public comments or questions from anyone in attendance.

Board Member Melanie Lander closed the public hearing for this item.

2. Public Hearing to accept public comment on CBOA 18-05, a request from Michael V Rodgers. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1 and is located at 15066 South 279th East Avenue, in Section 13, Township 17 North, Range 15 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by Michael V. Rodgers for approval of a special exception of the zoning code. It was also noted that the applicant was not present for the meeting.

Board Member Melanie Lander opened the public hearing for this item.

Citizen Janis Thomas inquired of the purpose for which the accessory building in question would be used. Board Member Kathleen Robinson noted that the paperwork included with the applicants request said the building would be used for storage.

There were no further questions or comments from the public. Board Member Melanie Lander closed the public hearing for this item.

3. Public Hearing to accept public comment on CBOA 18-06 a request from Ralph C. Henderson. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. Located at 27593 East 126th Street South, in Section 1, Township 17 North, Range 15 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by Ralph C. Henderson for approval of a special exception of the zoning code. It was also noted that the applicant was not present for the meeting.

Board Member Melanie Lander opened the public hearing for this item.

A citizen in attendance inquired about the proposed size of the accessory building in question. City Planner, Tom E. Young, Jr., replied that the plans reported the size of the building to be 28 ft. by 45 ft. which will equal 1,260 sq. feet.

There were no further questions or comments from the public. Board Member Melanie Lander closed the public hearing for this item.

4. Public Hearing to accept public comment on CBOA 18-07, a request from William Kelley, Englewood Homes. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum

requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1 and is located at 62601 East 146th Street South, in Section 16, Township 17 North, Range 16 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by William Kelley for approval of a special exception of the zoning code. A letter written by the Architectural Review Committee for the Saddle Creek Estates Home Owner's Association was presented. The letter stated that the plans submitted for the construction of the proposed accessory building had been reviewed and approved. It was also noted that the applicant was not present for the meeting.

Board Member Melanie Lander opened the public hearing for this item.

There were no public comments or questions from anyone in attendance.

Board Member Melanie Lander closed the public hearing for this item.

5. Public Hearing to accept public comment on CBOA 18-08, a request from Christopher Ramsey. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is located at 13465 South 273rd East Avenue, Coweta, Oklahoma, In Section 12, Township 17 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young, Jr., presented the Staff Report and summarized the request by Christopher and Erin Ramsey for approval of a special exception of the zoning code. The applicant was present for the meeting.

Board Member Melanie Lander opened the public hearing for this item.

There were no public comments or questions from anyone in attendance.

Board Member Melanie Lander closed the public hearing for this item.

VI. OLD BUSINESS

1. Discuss and consider CBOA 18-04, a request from Sam Stokely, the applicant, and Richard C. Gardner Real Estate LLC, the property owner, is seeking a variance of the zoning code. According to Section 18.16. (a), no off-site advertisement will be allowed that is not approved by the Board of Adjustment of the City of Coweta. The property is zoned CG and is located at 24809 E. State Highway 51, in Section 27, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

A Board of Adjustment discussion and vote did not occur with this item due to the applicant having withdrawn their request.

2. Discuss and consider CBOA 18-05, a request from Michael V. Rodgers. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. Located at 15066 South 279th East Avenue, in Section 13, Township 17 North, Range 15 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

Motion made my Board Member Jessica Morris to continue this item until the next scheduled meeting due to the applicant not being present at the meeting. This motion seconded by Board Member Joanna Jones.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to continue
Jessica Morris	Yes – to continue
Joanna Jones	Yes – to continue
Melanie Lander	Yes – to continue

3. Discuss and consider CBOA 18-06 a request from Ralph C Henderson. The applicant is seeking a special exception of the zoning code according to Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. Located at 27593 East 126th Street South, in Section 1, Township 17 North, Range 15 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

Motion made my Board Member Melanie Lander to continue this item until the next scheduled meeting due to the applicant not being present at the meeting. This motion seconded by Board Member Kathleen Robinson.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to continue
Jessica Morris	Yes – to continue
Joanna Jones	Yes – to continue
Melanie Lander	Yes – to continue

4. Discuss and consider CBOA 18-07 a request from William Kelley, Englewood Homes. The applicant is seeking a special exception of the zoning code according to Section 240.2 (e) (5). All accessory buildings not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1. Located at 62601 East 146th Street South, in Section 16, Township 17 North, Range 16 East, of the Indian Meridian, Wagoner County, State of Oklahoma.

The applicant for this item was also not in attendance but Board Member Jessica Morris suggested approving this item due to the letter of approval provided by the Architectural Review Committee for the Saddle Creek Estates Home Owner's Association. A motion to approve was made by Board Member Kathleen Robinson and was seconded by Board Member Jessica Morris.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

5. Discuss and consider CBOA 18-08, a request from Christopher Ramsey. The applicant is seeking a special exception of the zoning code. According to Section 240.2 (e) (5), all accessory building not meeting the minimum requirements in Section 240.2 (e) shall require Board of Adjustment action in the form of a Special Exception. The property is located at 13465 South 273rd East Avenue, Coweta, Oklahoma, in Section 12, Township 17 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma.

During the reading of this item, it was discovered that a clerical error had been made on the agenda that was posted. Item 5, which was supposed to read as it does above, was the same as item 4. City Manager Roger Kolman said this item would need to be continued to the next meeting due to the Oklahoma Open Meeting Act. After discussion, it was decided that a Special Meeting will be held on Thursday, November 29th at 6:30 p.m.

A motion was made by Board Member Joanna Jones to continue this item to a Special Meeting of the Board of Adjustment on Thursday, November 29. This motion was seconded by Board Member Kathleen Robinson.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VII. NEW BUSINESS

1. Election of Chair, Vice Chair and Secretary to serve the Board of Adjustment.

a) Election of Chair

Board Member Kathleen Robinson made a motion to elect Melanie Lander as the Board of Adjustment chairperson and Board Member Joanna Jones seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

b) Election of Vice-Chair

Board Member Melanie Lander made a motion to elect Kathleen Robinson as the Board of Adjustment Vice-Chairperson and Board Member Jessica Morris seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve

Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

c) Election of Secretary

Board Member Melanie Lander made the motion to elect Carter Mathews as the Board of Adjustment Secretary and Board Member Joanna Jones seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VIII. ADJOURNMENT

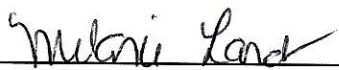
Board Member Jessica Morris made the motion to adjourn the meeting and that motion was seconded by Board Member Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Absent
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

The Board of Adjustment meeting was adjourned at 7:05 p.m.

Approved:



Chair



Secretary

Date: 1/28/19