



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, JULY 24, 2017
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Commissioner Carter Mathews called the Regular Meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Carter Mathews	Present
Wade Harrington	Present
Connie Aston	Absent
Joanna Jones	Present
Melanie Lander	Present

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

4. Discussion and Consideration of the Minutes of the Regular Meeting of April 24, 2017

Motion by Commissioner Wade Harrington and a second by Commissioner Melanie Lander to approve the Minutes of the Planning Commission Regular Meeting of April 24, 2017 meeting. The motion was approved by a vote of 4-0.

Carter Mathews	Yes – to approve
Wade Harrington	Yes – to approve
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

5. Public Hearing Items

- A.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-03, an application by Yates Properties Inc.,. The request is to change the zoning of the following described property from RS-3 (Residential Single Family) to RD (Residential Two-Family). Located in the West 75 feet of the East 100 feet of the South 142.5 feet of the North 960 feet of the SE¼ of the SE¼ of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 14974 South 305th East Avenue.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Yates Properties Inc, to change the zoning from RS-3 (Residential Single Family) to RD (Residential Two-Family).

Staff advised the applicant, Ben Erb, Yates Properties Inc, would like to build RD Residential Two-Family dwellings. Under Zoning Code Chapter 5, Section 510 Permitted Principal Uses, Section 510 Residential Two-Family dwellings, are allowed as a principal use in a Residential Two-Family dwellings zoned property.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan. If an existing zoning district or rezoning request is neither the land use shown for the area by the Comprehensive Plan nor a use which prevents achievements of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Behind the applicants property with the RS-3 Single Residential Family zoning nonconforming Residential Multi-Family units are located.

Staff recommends approval of Ordinance 785 approving CZ 17-03.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Wade Harrington, seconded by Melanie Lander, recommend approval of Ordinance 785 approving CZ 17-03. to change the zoning from RS-3 (Residential Single Family) to RD (Residential Two-Family). This motion was approved by a vote of 3-0, as follows:

Carter Mathews	Yes – to approve
Wade Harrington	Yes – to approve
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

- B.** Discuss and consider possible action, including approval, approval with conditions, or denial of repealing PUD-C 15-01, an application by Industrial Development Authority ("CIDA"), for repealing a Planned Unit Development ("PUD"). The property is located adjacent to and on the west side of State Highway 72 (North Broadway) and West Birch Street, South of State Highway 51 and the Union Pacific Railroad Underpass, situated in Section 18, Township 17 North, Range 16 East, Wagoner County, Oklahoma.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Coweta Industrial Development Authority ("CIDA"), for repealing a Planned Unit Development ("PUD"), PUD-C 15-01.

Staff advised applicant, Coweta Industrial Development Authority ("CIDA") is seeking the repealing of the Planned Unit Development ("PUD"). The CIDA PUD-C 15-01 proposes selected uses within the DT- Downtown District and CG Commercial General and

Residential Mixed-Use Zoning Planned Unit Development (PUD) located on North Broadway (State Highway 72) in Downtown Coweta, south of State Highway 51 and the Union Pacific Railroad underpass. The Proposed PUD is presently zoned CG (Commercial General) and DT (Downtown). The property is approximately 2.1 acres more or less and is located on the northwest corner of North Broadway (State Highway 72) and West Birch Street, in Section 18, Township 17 North, Range 16 East, in Wagoner County, Oklahoma. Attached is a Concept Master Plan of the Site. At the February 23, 2015 Planning Commission meeting, the Planning Commission recommended approval of PUD-C 15-01.

Staff advised As part of the agreement with Restinvest II (DBA Taco Bueno) the City is to repeal the PUD-C-15-01.

Staff recommends approval for the repealing of Ordinance 755, repealing PUD-C 15-01.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Wade Harrington, seconded by Joanna Jones, recommend approval for the repealing of Ordinance 755, repealing PUD-C 15-01.

This motion was approved by a vote of 4-0, as follows:

Carter Mathews	Yes – to approve
Wade Harrington	Yes – to approve
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

6. New Business

NONE

7. Adjournment

Motion by Commissioner Melanie Lander, seconded by Commissioner Joanna Jones, to adjourn the meeting. The motion was approved, 4-0, by the following vote:

Carter Mathews	Yes – to approve
Wade Harrington	Yes – to approve
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

The meeting adjourned at 7:00 PM.

Approved:


Chairman

9/25/17
Date


Secretary