



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, DECEMBER 18, 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
Kathleen Robinson	Absent
Jessica Morris	Present
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 September 25, 2017

Motion by Commissioner Melanie Lander and a second by Commissioner Jessica Morris to approve the Minutes of the Planning Commission Regular Meeting of September 25, 2017 meeting. The motion was approved by a vote of 4-0.

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Yes – to approve
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 17-12, an application by George D. Morris. The request is to change the zoning of the following described property from AG (Agriculture) to RS-1 (Residential Single Family). Located: A Tract of land in the SE1/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. More particularly described as follows; Beginning 1241.25 feet East, and; 537 feet North of the SW Corner of the SW1/4 SE1/4; Thence East 208.8 feet; Thence North 208.8 feet; Thence West 208.8 feet; Thence South 208.8 feet to the Point of Beginning.

Containing 1.00 Acre, more or less. This property is located at 13959 South 301st East Avenue.

Commissioner Jessica Morris recused herself from consideration of this item to avoid any conflict of interest due to applicant, George Morris, being an immediate family member.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by George Morris to change the zoning from AG (Agriculture) to RS-1 (Residential Single Family).

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.

Applicant, George Morris and wife were present to present the request for the rezone approval.

There was no one present in opposition to the request.

Staff recommends approval of Ordinance 786 approving CZ 17-12.

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

A Motion was made by Melanie Lander, seconded by Joanna Jones, recommend approval of Ordinance 786 approving CZ 17-12 to change the zoning from AG (Agriculture) to RS-1 (Residential Single Family). This motion was approved by a vote of 3-0, as follows:

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Did not vote-recused herself
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

- B.** Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Dan Holcomb, Developer; Engineer/Surveyor: Cook & Associates Engineering, Inc., for Preliminary Plat approval of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots. Located on the corner of East 141st Street South and North Guthrie Avenue, in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

Public hearing was opened.

Kathleen Cook, P.E., Cook & Associates Engineering, Inc., was present for the applicant, to present the request for Preliminary Plat approval of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots.

There was no one present in opposition to the request.

Staff recommends approval of Preliminary Plat.

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

A Motion was made by Joanna Jones, seconded by Jessica Morris, recommend approval of Preliminary Plat of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots.

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

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

- C. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Dan Holcomb, Developer; Engineer/Surveyor: Cook & Associates Engineering, Inc., for Final Plat approval of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots. Located on the corner of East 141st Street South and North Guthrie Avenue, in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

Public hearing was opened.

Kathleen Cook, P.E., Cook & Associates Engineering, Inc., were present for the applicant, to present the request for Final Plat approval of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots.

There was no one present in opposition to the request.

Staff recommends approval of Final Plat.

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

A Motion was made by Joanna Jones, seconded by Melanie Lander, recommend approval of Final Plat of Country Meadows, a subdivision of approximately 3.04 acres more or less with 12 lots.

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

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

6. New Business

NONE

7. Adjournment

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

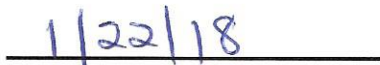
Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

The meeting adjourned at 6:50 p.m.

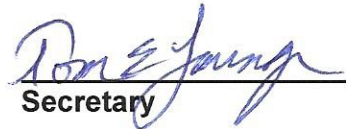
Approved:



Chairman



Date


Secretary