



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

1. Call To Order

Commissioner Connie Aston called the Regular Meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Carter Mathews	Absent
Wade Harrington	Present
Connie Aston	Present
Timothy Kelley	Present
Melanie Lander	Present

Commissioner Connie Aston 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 26, 2017

Motion by Commissioner Wade Harrington and a second by Commissioner Timothy Kelley to approve the Minutes of the Planning Commission Regular Meeting of September 26, 2016 meeting. The motion was approved by a vote of 4-0.

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

5. Public Hearing Items

- A.** Discuss and consider possible action, including recommendation of approval, approval with conditions, or denial of a request from Daniel Simon, Highway 51 Group, Developer, and JR Donelson, Inc., Engineer, for Final Plat re-approval of Coweta51 Addition, a CG Commercial General Development for an area approximately 12.56 acres located on the east side of State Highway 51 and East 111th Street South, in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Public hearing was opened.

City Planner, Tom E Young Jr., **presented the Staff Report**, for Final Plat re-approval of Coweta51 Addition, Daniel Simon, Highway 51 Group Developer: JR Donelson, Inc., Engineer: A CG Commercial General Development for an area approximately 12.56 acres located on the east side of State Highway 51 and East 111th Street South, in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff advised to be in compliance with the Subdivision Regulations, the final plat is required to be approved again by the Planning Commission and the City Council. Section 2.4.8 requires the final plat to be recorded at the County Clerks office within one year of approval by the City Council. Failure to record the plat shall void all approvals thereto.

2.4.8 Approval and Recording of Plats Required:

No plat or other land subdivision instrument shall be filed in the office of the county clerk until it shall have been given final plat approval by the Planning Commission and by the City Council as required. All final plats shall be filed within one year of the approval of the City Council and no lots shall be sold from any plat until recorded. Failure to record the plat within one year of the date of the City Council approval shall void all approvals thereto.

Mr. Larry Harrell, Highway 51 Group, was present, to present the request for Final Plat re-approval of Coweta51 Addition.

Staff recommended approval for Final Plat re-approval of Coweta51 Addition.

Vice-Chairman Connie Aston closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Timothy Kelley, seconded by Wade Harrington, to recommend to City Council, approval for Final Plat re-approval of Coweta51 Addition.

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

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

- B.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-01, an application by Clayton and Jo Ellen Fletcher. The request is to change the zoning of the following described property from RS-1 (Residential Single Family) to RMH-1(Residential Modular Home District. Located in the West Half of a Tract, East of NW Corner of S/2 of NW/4 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 26133 East 104th Street South.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Clayton and Jo Ellen Fletcher for the public hearing before the Planning Commission

for the request is to change the zoning of the following described property from RS-1 (Residential Single Family) to RMH-1(Residential Modular Home District).

Staff advised the applicants, Clayton Fletcher and Jo Ellen Fletcher (husband and Wife), would like to locate a detached single family, Modular Home on their property for residential use. Under Zoning Code Chapter 28, Section 2810 Permitted Principal Uses, Section 2810 (a) Detached Single Family, Modular Home zoning, are allowed as a principal use in a RMH-1 Residential Modular Home District zoned property. The Modular Home the applicants would like to place on their property will meet the revised definition of Dwelling, Modular: Approved at the November 7, 2016 City Council meeting.

Mr. and Mrs. Clayton Fletcher and Jo Ellen Fletcher, were present, to present their the request to change the zoning on their property from RS-1 (Residential Single Family) to RMH-1(Residential Modular Home District).

Vice-Chairman Connie Aston gave the applicants the opportunity to speak on their application request and make them available to answer any questions.

A number of residents were present to state their concerns and interests regarding the proposed re-zoning from RS-1 to the RMH-1 zoning district, and some residents provided input by way of phone call prior to the meeting with one residents sending a letter. Those concerns and interests are summarized as follows: 1) reduction in property values, 2) with the RMH-1 zoning district allowing more Modular Home on the Fletcher's property or in the Subdivision Addition.

Staff recommended denial of the rezone request. After review of Chapter 28, RMH-1 Residential Modular Home District, Staff has determined the rezone request will not meet the requirements of Chapter 28, and determined that Chapter 28 was approved for Modular Homes within the City of Coweta to be limited to residential modular home developments in which there is one land owner, or residential modular home subdivisions.

Vice-Chairman Connie Aston closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Wade Harrington, seconded by Timothy Kelley, to recommend to City Council, denial of the rezone request from Clayton Fletcher and Jo Ellen Fletcher to re-zone their property, located at 26133 East 104th Street South from the RS-1 (Residential Single Family) zoning to RMH-1(Residential Modular Home District) zoning.

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

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

- C. Discussion and Possible Action on Ordinance No. 780 a Text Amendment of the Coweta Code of Ordinances Part 12, Chapter 8 Section 12-803, Specific Use List; and Chapter 26 Section 2603 of the Zoning Code of the City of Coweta, Specific Use List; allowed in all zoning districts by Specific Use Permit.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Staff for the Text Amendment of the Coweta Code of Ordinances Part 12, Chapter 8 Section 12-803, Specific Use List; and Chapter 26 Section 2603 of the Zoning Code of the City of Coweta, Specific Use List; allowed in all zoning districts by Specific Use Permit.

Staff advised the planning commission could recommend approval of the text amendment of the Coweta Code of Ordinances and the Coweta Zoning Code regarding the Specific Use permit list.

Vice-Chairman Connie Aston closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Timothy Kelley, seconded by Melanie Lander, to recommend to City Council, approval of the Text Amendment of the Coweta Code of Ordinances Part 12, Chapter 8 Section 12-803, Specific Use List; and Chapter 26 Section 2603 of the Zoning Code of the City of Coweta, Specific Use List; allowed in all zoning districts by Specific Use Permit.

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

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

- D. Discuss and consider an application for a Variance from the Subdivision Regulations (including Section 1.15.3.B, and Section 5.7), requested by Coweta Senior Villas GP, LLC, to allow issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request Variance from the Subdivision Regulations (including Section 1.15.3.B, and Section 5.7), requested by Coweta Senior Villas GP, LLC, to allow issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

Staff findings. Staff recommends approval of the Variance/Modification, to allow Building Permit issuance, prior to City acceptance of infrastructure in the Coweta Senior Villas GP, LLC, Senior Community Apartments subdivision as a whole, based on the following findings.

1) The requests for Variance/Modification from the Subdivision Regulations, described in this Staff Report, finding that the standard in Subdivision Regulation Section 1.8 has been satisfied. 2) The comments and conditions from the August 18, 2016 Technical Advisory Committee meeting for the Final Plat for Coweta Senior Villas GP, LLC, have been approved by the City Engineer and City Staff. 3) The developer for Coweta Senior Villas GP, LLC, has provided proof that the developer is the property owner of the development. 4.)The owner/developer has provided a detailed schedule of construction for the project and submitted the

required Performance, Payment, and Maintenance Bonds for this project. 5.)The Coweta Fire Chief has indicated that he will not have a major issue as long as the developer is aware that in the event of a fire or medical emergency at the site prior to the infrastructure being completed that this will have an effect on the Fire and EMS Departments response abilities. 6,) There will be no certificate of occupancy issued for any structure until the infrastructure is completed and accepted by the Coweta City Council.

Chairman Connie Aston closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Wade Harrington, seconded by Timothy Kelley, to recommend to City Council, approval of **the** Variance from the Subdivision Regulations (including Section 1.15.3.B, and Section 5.7), requested by Coweta Senior Villas GP, LLC, to allow issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

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

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

6. New Business

NONE

7. Adjournment

Motion by Commissioner Wade Harrington, seconded by Commissioner Timothy Kelley, to adjourn the meeting. The motion was approved, 4-0, by the following vote:

Carter Mathews	Absent
Wade Harrington	Yes – to approve
Connie Aston	Yes – to approve
Timothy Kelley	Yes – to approve
Melanie Lander	Yes – to approve

The meeting adjourned at 8:20 PM.

Approved:



Chairman



Date


Secretary