



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, July 23, 2018.
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Vice-chairperson Melanie Lander called the Regular Meeting to order at 6:34 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Vice-chairperson Melanie Lander 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 June 25, 2018.

Motion by Commissioner Jessica Morris and a second by Commissioner Kathleen Robinson to approve the Minutes of the Planning Commission Regular Meeting of June 25, 2018 meeting. The motion was approved by a vote of 3-0.

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

5. Public Hearing Items

- A.** 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 re-approval of Country Meadows, for Scribner Errors 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.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request by Dan Holcomb, Developer; Engineer/Surveyor: Cook & Associates Engineering, Inc., for Final Plat re-approval of Country Meadows.

There was no one present in opposition to the request.

Staff recommends approval of Final Plat re-approval of Country Meadows.

Vice-chairperson Melanie Lander closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A motion was made by Jessica Morris and seconded by Kathleen Robinson to approve the Final Plat re-approval of Country Meadows. The matter was approved by a vote of 3-0, as follows:

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

- B.** Discuss and consider possible action, including recommendation of approval, approval with conditions, or denial of a request by Coweta Land Company, LLC, Developer; JR Donelson, Inc., Engineer/Surveyor: for Final Plat approval of Saddle Creek Estates, a subdivision of approximately 31.50 acres more or less with 25 lots bounded on the northeast corner of South 321th East Avenue and South State Highway 51. This tract is located in Section 16, Township 17 North, Range 16 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, and summarized the request by Coweta Land Company, LLC, Developer; JR Donelson, Inc., engineer/Surveyor: for Final Plat approval of Saddle Creek Estates.

There was no one present in opposition to the request.

Staff recommends approval of Final Plat approval of Saddle Creek Estates.

Vice-chairperson Melanie Lander closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A motion was made by Kathleen Robinson and seconded by Jessica Morris to approve the Final Plat approval of Saddle Creek Estates. The matter was approved by a vote of 3-0, as follows:

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

- C. Discuss and consider possible action, including approval, approval with conditions, or denial of a Text Amendment to amend language of the Coweta Zoning Code of the City of Coweta with regard to Chapter 11 CG General Commercial Section 1140 Uses Permitted by Specific Use Permit, adding Section 1140 (s) Small Brewer; Chapter 11, CG General Commercial Section 1140 Specific Use Permit, Section 1140 (v) Use Conditions; by adding and amending the language for Oklahoma Statute Title 37A. Alcoholic Beverages §37A-2-139; and Chapter 23 Section 2300 Definitions, adding the definition of Small Brewer.

Public hearing was opened.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request for a Text Amendment to amend language of the Coweta Zoning Code of the City of Coweta, as described above. Mr. Young discussed the change in the State statute governing alcohol sales, including a provision allowing grocery stores and convenience stores to sell high point beer and wine. He explained the need for the change in the Coweta Zoning Code book to bring it into compliance to match the State statute and also to add the definition of small brewer in the general commercial section.

There was no one present in opposition to the request.

Staff recommends approval of request for a Text Amendment to amend language of the Coweta Zoning Code of the City of Coweta, as described above.

Vice-chairperson Melanie Lander closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A motion was made by Jessica Morris and seconded by Kathleen Robinson to approve the Text Amendment to amend language of the Coweta Zoning Code of the City of Coweta, as described above. The matter was approved by a vote of 3-0, as follows:

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

- D. Discuss and consider possible action, including approval, approval with conditions, or denial of a Text Amendment to amend language of the Coweta City Code of Ordinances with regard to Part 12, Section 12-803 Specific Use List; and amend language of the Coweta City Zoning Code Ordinances with regard to Chapter 26, Section 2603 Specific Use List; by adding Small Brewer to the list as a use allowed in all zoning districts by Specific Use permit as granted by the City Council.

Public hearing was opened.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request for a Text Amendment to amend language of the Coweta City Code of Ordinances with regard to the Specific Use List, as described above.

There was no one present in opposition to the request.

Staff recommends approval of request for a Text Amendment to amend language of the Coweta City Code of Ordinances with regard to the Specific Use List, as described above.

Vice-chairperson Melanie Lander closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A motion was made by Kathleen Robinson and seconded by Jessica Morris to approve the Text Amendment to amend language of the Coweta City Code of Ordinances, as described above. The matter was approved by a vote of 3-0, as follows:

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

- E. Discuss and consider possible action, including approval, approval with conditions, or denial of PUD-R 18-01, an application by Truco Development Co. LLC, Cottages At The Park for a Planned Unit Development ("PUD"). Consideration will be given to proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 18-01, with underlying zoning of Residential Multi-Family District (RM-1). The property is located southwest corner of East 141st Street and South 305th East Avenue, in Section 18, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S Government Survey thereof. The property is approximately 30.06acres +/-.

A public hearing was not opened for this matter. Vice-chairperson Melanie Lander explained that the public hearing was held at the last Planning Commission meeting and the purpose of this meeting was for discussion of the matter by the Commissioners. A citizen in attendance spoke up in opposition to this. He said someone may be in attendance at this meeting that would like a chance to speak that was unable to attend the last meeting. He added that he would like his concern noted in the Planning Commission meeting minutes.

The Commissioners began their discussion of the matter with Jessica Morris asking for the definition of a P.U.D. and how it applies to multi-family developments. City Planner, Tom E. Young Jr., explained that a P.U.D. is a Planned Unit Development. A P.U.D. comes before the Planning Commission for approval and, once approved, no changes can take place without coming before the Planning Commission again for a public hearing and the proposed amendment approval.

Commissioner Melanie Lander discussed that she doesn't feel comfortable approving a rezone for a residential development in a potential flood zone. She is concerned that could open up an opportunity for further development in a flood zone in the future. She asked what measures were in place to keep that from happening. She also asked if a buyout of floodplain property had ever taken place in Coweta. To this, Community Development Director and City Engineer, Chip Cohrs, explained that the City of Coweta is subject to FEMA regulations and auditing. FEMA regulations state that no building permits will be issued for construction in an area within the 100-year floodplain unless the building being constructed is built one foot above the established 100-year floodplain elevation. He explained that the City of Coweta did buy-out the property in the Cottonwood addition due to the houses being constructed in a floodplain in the years prior to the implementation of FEMA floodplain regulations.

The Commissioners concluded their discussion.

A motion was made by Kathleen Robinson and seconded by Jessica Morris to approve the. The matter was approved by a vote of 3-0, as follows:

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

After the motion was approved, City Planner, Tom E. Young Jr., explained to the citizens in attendance that the motion will now go to the City Council and will be presented at the meeting to be held on 08/06/2018 at 6:00 p.m. A citizen in attendance asked for information on how they could contact the City Council members, like phone numbers or email addresses. At this request, City Manager, Roger Kohlman, stepped in to inform the citizens that any communication they might have for the City Council members may be brought to his office at City Hall and it would be forwarded on to the members of the City Council.

6. New Business

NONE

7. Adjournment

Motion by Commissioner Kathleen Robinson, seconded by Commissioner Jessica Morris, to adjourn the meeting. The motion was approved 3-0, by the following vote:

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

The meeting adjourned at 7:04 p.m.

Approved:



Chairman

08/27/2018

Date


Secretary