



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, OCTOBER 22, 2018.
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Commissioner Carter Mathews called the Regular Meeting to order at 6:32 p.m.

2. Pledge of Allegiance

3. Roll Call

Carter Mathews	Present
Kathleen Robinson	Present
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 August 27, 2018.

Motion was made by Commissioner Jessica Morris and a second by Commissioner Kathleen Robinson to approve the Minutes of the Planning Commission Regular Meeting of August 27, 2018 meeting. The motion was approved by a vote of 5-0.

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
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 18-04, an application by Rural Water District No. 5, Wagoner County. The request is to change the zoning of the following described property from (RS-3) Residential Single Family to (CG) General Commercial. The East 380 feet of the South 142.5 feet of the North 1295 feet of the Southeast Quarter (SE/4), Southeast Quarter (SE/4), and the West 95 feet of the East 380 feet of the South 142.5 feet of the North 1152.50 feet of the Southeast Quarter (SE/4), Southeast Quarter (SE/4), 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 15078 South 305th East Avenue.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report and summarized the requested zoning change by Rural Water District No. 5, Wagoner County, as described above.

JR Donelson was in attendance representing Rural Water District No. 5, Wagoner County. Mr. Donelson came forward to explain the zoning change request. He is wanting to combine the lot that the Rural Water District No. 5 office sits on with the lot next to it. In order to do that, the RS-3 zoning on the vacant lot needs to be changed to CG.

The public hearing was closed and the floor was opened for commissioner questions. There were no commissioner questions and there was no one in attendance in opposition to the requested zoning change.

Staff recommended approval of the requested zoning change by Rural Water District No. 5, Wagoner County.

A motion was made by Melanie Lander and seconded by Joanna Jones to approve the requested zoning change by Rural Water District No. 5, Wagoner County. The matter was approved by a vote of 5-0, as follows:

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

- B.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 18-05 SUP, a request from Wayne M. Hartsfield, the property owner, and from Christopher M. Mink, DBA Med Pharm Inc., the applicants, license number DAAA-4KN9-NOOD, to establish a Specific Use Permit for a Marijuana Retail Establishment, Medical Marijuana Dispensary, in an existing building on the property zoned Commercial General (CG). A part of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State Of Oklahoma, According to the U.S. Government Survey. The property is located at 24683 East State Highway 51.

Public hearing was opened.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request by Wayne M. Hartsfield and Christopher M. Mink for a Specific Use Permit for a Marijuana Retail Establishment and Medical Marijuana Dispensary, as described above.

The applicants, Christopher and Denise Mink, were in attendance to present their request to the Planning Commission and welcomed questions and concerns from the citizens in attendance.

Citizen Paula Blythe came forward to express her concern about this business. She and her husband own property adjacent to the proposed business. She and her husband do

not want the business coming in and she said she speaks for 3 different sections of neighbors who also do not want the business at that location.

Citizen Richard Newell came forward to speak. He owns property to the North of the location of the proposed business and is concerned about that kind of business being so close to his home and how it may drop his property value. He is worried about the possibility of medical marijuana going recreational and the negative impact that would have on their neighborhood. He said he has family in California and Colorado and has seen the affects that these kinds of marijuana businesses can have on a community.

Citizen Sharon Summers came forward to speak. She owns property on 101st street and is worried about how a marijuana business being so close might affect their property value. She is also very concerned about the possibility of recreational marijuana being approved.

Citizen Gabe Provencher came forward to speak. He also owns property nearby the proposed location of the marijuana business and is concerned that this may affect his property value negatively. He said he knows that the marijuana retail businesses are going to be cash-only businesses and is wondering about the business owners plans for security. He is also wondering about proposed hours of operation of the marijuana business.

Applicant Denise Mink was given the opportunity to address these issues. She said the bulk of their budget is going towards security for the business. She is also concerned about safety as she will be the person working at the location the majority of the time. They have already installed a money safe inside a panic room at the business.

As for hours of operation, she said she has not finalized anything since they are not officially in business yet, but she does not anticipate keeping late hours.

Finally, Denise addressed the concerns about the business bringing down property value in the neighborhood. She said she does not see how this business would bring down property value since there is a bar just down the road that has not affected property value. She said they bought this property for \$300,000.00 and they do not plan on running it into the ground. The property will be lawful, attractive and respectable.

The public hearing was closed and the floor was opened for commissioner questions.

Commissioner Melanie Lander brought up how strict the state requirements are for running this type of business, meaning it would be closely monitored by the state and should not be a problem.

Commissioner Kathleen Robinson stated to the applicants that she has a granddaughter that will frequent the business if it is approved and she is happy that they are in Coweta.

City attorney, Ron Cates, referenced a portion of the Mink's lease agreement for their building. In the lease, the business is referred to as a "medical marijuana facility." Mr. Cates is concerned that "facility" is too broad a term and the wording should be changed to "medical marijuana dispensary" to prevent the possibility of the business being changed from a dispensary only to a facility that also grows and processes marijuana. Denise stated, in response, that the dispensing license and growing/processing license are two separate licenses. She said the state prevents a business from being a marijuana dispensary and also a growing/processing facility in the same building. She said they submitted the same lease agreement to the state when they applied for their license and it was approved, but if they needed to change the wording of the lease agreement for the City of Coweta permit, they would do that.

Staff recommends approval of the request by Wayne M. Hartsfield and Christopher M. Mink for a Specific Use Permit for a Marijuana Retail Establishment and Medical Marijuana Dispensary.

A motion was made by Melanie Lander and seconded by Kathleen Robinson to approve the request by Wayne M. Hartsfield and Christopher M. Mink for a Specific Use Permit for a Marijuana Retail Establishment and Medical Marijuana Dispensary, as described above. The matter was approved by a vote of 5-0, as follows:

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

6. New Business

NONE

7. Adjournment

Motion by Commissioner Jessica Morris, seconded by Commissioner Melanie Lander, to adjourn the meeting. The motion was approved 5-0, by the following vote:

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

The meeting adjourned at 7:01 p.m.

Approved:

Melanie Lander
Chairman

11/26/2018
Date

Tom E. Young
Secretary