



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, JANUARY 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 6:30 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 December 18, 2017.

Motion by Commissioner Jessica Morris and a second by Commissioner Melanie Lander to approve the Minutes of the Planning Commission Regular Meeting of December 18, 2017 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.** Discussed and considered possible action, including approval, approval with conditions, or denial of a request by Integrity Development Group, LLC, Developer; KKT Architects, Inc., Engineer; for Preliminary Plat approval of Wynstone – Phase I, a subdivision of approximately 40.47 acres more or less with 139 lots. Located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 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 Integrity Development Group, LLC, Developer; KKT Architects, Inc., Engineer; for Preliminary Plat approval of Wynstone - Phase 1.

Staff found 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.

Applicants, Keith Jones and Nicole Watts, were in attendance to present the request for the Preliminary Plat approval of Wynstone - Phase 1. Nicole Watts answered questions from staff regarding lot sizes, home sizes and when construction of the homes will begin. She informed staff that lot sizes will range from 60-75' x 120'. Homes will be 1600 sq. feet and larger. Proposed date to begin construction is sometime midsummer of this year.

There was no one present in opposition to the request.

Staff recommended approval of the Preliminary Plat, Wynstone – Phase 1, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. No roadwork and/or utility work shall begin until the city has received approved DEQ permits. All Performance Bonds are in place, sanitary sewer, water mains, storm sewer, and roads. The City Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

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

A Motion was made by Kathleen Robinson, seconded by Joanna Jones, to recommend approval of request by Integrity Development Group, LLC, Developer; KKT Architects, Inc., Engineer; for Preliminary Plat approval of Wynstone – Phase I, a subdivision of approximately 40.47 acres more or less with 139 lots. Located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

This motion 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

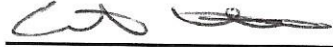
7. Adjournment

Motion by Commissioner Melanie Lander, seconded by Commissioner Jessica Morris, 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 6:40 p.m.

Approved:



Chairman



Date


Secretary