



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, FEBRUARY 26, 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	Absent
Joanna Jones	Present
Melanie Lander	Absent

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 January 22, 2018.

Motion by Commissioner Joanna Jones and a second by Commissioner Kathleen Robinson to approve the Minutes of the Planning Commission Regular Meeting of January 22, 2018 meeting. The motion was approved by a vote of 3-0.

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

5. Public Hearing Items

- A. Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 18-01, an application by H.E. Reynolds Construction, Inc. The request is Lots 1 and 2, Block 9, New Coweta, Wagoner County, State of Oklahoma, according to the plat thereof. In Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, located at 426 East Redwood Street.

Public hearing was opened.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request by H.E. Reynolds Construction to change the zoning of the described property from (RMH) Residential Manufactured Home to (RM-1) Residential Multi-Family.

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.

Applicant Eddie Reynolds of H.E. Reynolds Construction was in attendance to present and explain the zoning change request.

Board Member Carter Mathews inquired about parking at the 4-plex. Mr. Reynolds informed the Board that he would pour a concrete parking lot very much like the lots on the adjacent 4-plexes. There would be more parking spots than were required by the zoning code.

Board Member Joanna Jones asked if the parking lot would be connected to the parking lot of the 4-plex next door. Mr. Reynolds said the lots could be connected but they more than likely would not be.

City Planner, Tom E. Young, Jr. reminded the Board that this meeting was only concerned about zoning requirements and the legality of the zoning change request. The parking situation would be reviewed during the required site plan review.

A citizen in attendance also asked for clarification on the construction and the location. Mr. Reynolds answered her questions to her satisfaction.

There was no one present in opposition to the request.

Staff recommended approval of the zoning change.

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 the zoning change request by H.E. Reynolds Construction. This motion was approved by a vote of 3-0, as follows:

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

6. New Business

NONE

7. Adjournment

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

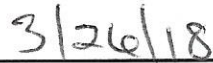
Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Not Present
Joanna Jones	Yes – to approve
Melanie Lander	Not present

The meeting adjourned at 6:43 p.m.

Approved:



Chairman



Date



Secretary