



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, MARCH 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 6:30 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 February 26, 2018.

Motion by Commissioner Kathleen Robinson and a second by Commissioner Jessica Morris to approve the Minutes of the Planning Commission Regular Meeting of February 26, 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 18-02, an application by Ron T Spradlin, Abundant Rain Ministries, Inc. The request is to change the zoning of the following described property from (AG) Agriculture Home to (RS-2) Residential Single Family. A tract of land in the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section one (1), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, located at 12579 South 273rd East Avenue.

Public hearing was opened.

City Planner, Tom E. Young Jr., presented the Staff Report, and summarized the request by Ron T. Spradlin, Abundant Rain Ministries, Inc., to change the zoning of the aforementioned property from (AG) Agriculture Home to (RS-2) Residential Single 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 Ron T. Spradlin of Abundant Rain Ministries, Inc. was in attendance to present and explain the zoning change request.

Floor was opened for questions.

Commissioner Jessica Morris inquired about the size of the proposed lots. Mr. Spradlin informed the staff that the lots on the left side would be 7100 square feet and 7500 square feet on the right side with a single road running down the middle.

Commissioner Melanie Landers asked who Mr. Spradlin had hired to build the houses. Mr. Spradlin responded that he plans to do a lot of the building himself and may hire a local builder to help him.

Commissioner Melanie Landers inquired about the size of the homes that will be built on the proposed lots. Mr. Spradlin informed the staff that the houses will be anywhere from 1400 to 2100 square feet.

Commissioner Landers also asked about entrances and exits to the proposed development. Mr. Spradlin informed staff that there would be one entrance and exit to the proposed development. The single road would dead end leaving room for possible future development.

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 Commissioner Jessica Morris, seconded by Commissioner Joanna Jones, to recommend approval of the zoning change request by Ron T. Spradlin of Abundant Rain Ministries, Inc. 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 Joanna Jones, 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 6:43 p.m.

Approved:



Chairman

04/23/2018

Date



Secretary