CITY OF Coweta

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MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, May 21, 2018.
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Vice Chairperson Melanie Landers called the Regular Meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Vice Chairperson Melanie Landers 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 April 23, 2018.

Motion by Commissioner Jessica Morris and a second by Commissioner Melanie Lander to approve the Minutes of the Planning Commission Regular Meeting of April 23, 2018 meeting. The motion was approved by a vote of 4-0.

Carter Mathews	Absent
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 recommendation of approval, approval with conditions, or denial of a request by Ron Spradlin and Terry Spradlin, Developer; Heartland Surveying & Mapping, PLLC, Surveyor: for Preliminary Plat approval of Spradlin Estates, a subdivision of approximately 2.94 acres more or less with 12 lots bounded on the East by South 273rd East Avenue This tract is located in Section 18, 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 Ron Spradlin and Terry Spradlin, Developer, and Heartland Surveying & Mapping, PLLC, Surveyor, for Preliminary Plat approval of Spradlin Estates.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan. If implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Developers Ron and Terry Spradlin and Robert Jordan of Heartland Surveying & Mapping were present to present the request for the Preliminary Plat approval.

Floor was opened for questions.

Commissioner Kathleen Robinson asked how big the houses in the development were going to be. Mr. Spradlin and Mr. Jordan informed the Commission that the houses would be a minimum of 1200 sq. feet and a maximum of 1800 sq. feet with most of the houses measuring 1500 sq. feet.
Copies of the plat were handed out in the packets for the meeting. Commissioner Jessica Morris made notice that the plat said the houses would be a minimum of 1300 sq. feet and asked for clarification. Mr. Spradlin informed the Commission that the houses would be a minimum of 1200 sq. feet. Mr. Spradlin had noticed the error on the plat before the meeting and had asked the surveyor to correct it but it had not yet been corrected. Ms. Morris was unsure if the Commission should approve the plat with the error. City Planner, Tom E. Young Jr., advised that since this was the meeting for approval of the preliminary plat, it could be approved as long as the error was corrected before approval of the final plat.
Commissioner Kathleen Robinson asked when they were planning to break ground. Mr. Jordan advised that they did not yet have a date set but that the plans were in the process of being drawn up.

There was no one present in opposition to the request.

Staff recommends approval of the Preliminary plat.

Vice Chairperson Melanie Landers closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Jessica Morris, seconded by Kathleen Robinson, recommending approval of the Preliminary Plat of Spradlin Estates. This motion was approved by a vote of 4-0, as follows:

Carter Mathews	Absent
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 Joanna Jones, seconded by Commissioner Kathleen Robinson, to adjourn the meeting. The motion was approved 4-0, by the following vote:

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

The meeting adjourned at 6:41 p.m.

Approved:

Chairman

06/25/2018
Date

Secretary