



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, JUNE 25, 2018.
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Chairperson Carter Mathews called the Regular Meeting to order at 6:35 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Chairperson 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 May 21, 2018.

Motion by Commissioner Jessica Morris and a second by Commissioner Melanie Lander to approve the Minutes of the Planning Commission Regular Meeting of May 21, 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 PUD-R 18-01, an application by TruCo Development Co. LLC, Cottages At The Park for a Planned Unit Development ("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 18-01, with underlying zoning of Residential Multi-Family District (RM-1). The property is located southwest corner of East 141st Street and South 305th East Avenue, in Section 18, Township 17 North, Range 15 East of the

Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S Government Survey thereof. The property is approximately 30.06 acres +/-.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by TruCo Development Co. LLC for a proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 18-01, with underlying zoning of Residential Multi-Family District (RM-1).

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.

The Truitt family was present for this meeting, however, their lawyer, Lou Reynolds, made the presentation of the proposed development that would require the change in zoning. Nicole Watts, engineer and architect for KKT, was also in attendance. Mr. Reynold's presentation on the proposed development included a conceptual site plan and predevelopment renderings of the duplexes and fourplexes. He explained how the East side of the development will be "Phase 1" and after a flood zone study and approval by FEMA, the West side of the development will be "Phase 2." For Phase 1 there will be 17 fourplexes situated in the middle surrounded by 8 duplexes. Fourplexes will be 35 feet max height and duplexes will be 25 feet max height, per the city ordinance. The units will set 100 feet from property line to give extra space to the surrounding neighbors and each unit will have covered stem walls and a mixture of brick and siding in various colors. Each unit will have guttering that pipes down into the ground to a storm water drain that will empty into a detention pond. Each unit will have off-street parking with a garage. Over 20% of the development will be landscaping, which Mr. Reynolds pointed out, exceeds the zoning code requirement. The development is very social in design with a clubhouse and common areas throughout. There will be a property-owners association with lien enforcement powers and a covenant to provide for maintenance and long-term care. The development will have 2 gated entries, one on 141st street and one on 305th street.

The floor was opened for questions and concerns at 7:02 p.m. The first concern came from a letter from Mr. Ross Lane who was not able to attend the meeting. The letter was read by Chairperson Carter Mathews. Including the letter, there were 20 people who voiced concerns regarding the proposed development. A summary of those concerns includes, starting with the most frequently mentioned, flooding and infrastructure concerns. Flooding concerns included worry about where the water that usually runs through that land will go after the developing takes place. Infrastructure concerns included lack of funding for much-needed road improvements and ditch maintenance, and the toll the increased traffic will have on the deteriorating road. Several citizens mentioned that the roads were too narrow and that the roads in that area often flood during heavy rainstorms.

Other citizens commented that the 30 acre piece of land was just not a big enough area to accommodate the number of people that the development will hold. Housing that many people will put increased stress on their utilities, particularly sewer and electric, and will cause their property values to go down.

Citizen Gary Wilson brought up portions of Coweta's Comprehensive Plan and argued that the development does not comply with the city's plan, so he did not understand how the City Planner could say that the plan is in compliance. The specific portions discussed were regarding discouragement of development in a flood zone and that a commercial district is needed to buffer surrounding neighborhoods from multi-family developments.

Mr. Reynolds attempted to address these concerns by stating that a comprehensive plan is a guide, not a regulatory document. The 100 foot setback from surrounding properties accomplishes the buffer that the comprehensive plan mentions. City Engineer Chip Cohrs stated, in regards to the argument that the comprehensive plan discourages development in flood zones, the area in question is currently a Flood Zone A, which means that it is unstudied. A FEMA study would need to be completed to determine the possible flood elevations in that area.

Lastly, the citizens stressed that with as many residents that showed up in opposition to this plan for the second time, they hope that their happiness will be considered in the decision by the Planning Commission.

Chairperson Carter Mathews then asked the commissioners if they had any questions for Mr. Reynolds or TruCo Development.

One of the commissioners inquired about the proposed price range of the units. Chris Truitt replied that the units would average about \$1.00/sq. foot.

Commissioner Melanie Lander wanted clarification on how the units would be sold. Chris Truitt clarified that they could sell to individuals only interested in one unit, an individual that plans to purchase a duplex and live there and rent out the other unit, or they could sell to a company that wants to purchase multiple units and then rent those units out.

Chairperson Carter Mathews asked what would happen to the properties that do not sell? Mr. Reynolds replied that all units should sell quickly. If all units do not sell, they could consider renting the remaining units out.

Commissioner Joanna Jones asked why the FEMA study was not done before the planning commission meeting? Mr. Reynolds replied that Phase 1 of their plan does not require the FEMA study. They just need to get the zoning changed so they can begin development, which is the point of this particular planning commission meeting. Also, the FEMA study is extremely expensive and they would like to get approval for the zoning change before they spend money on the study.

Chairperson Carter Mathews asked for a motion on the public hearing item.

Commissioner Joanna Jones made a motion to disapprove but there was not a second to disapprove. Commission Kathleen Robinson made a motion to approve but there was not a second to approve. Commissioner Melanie Lander made a motion to table the hearing item until next Planning Commission meeting, that motion was seconded by Kathleen Robinson.

The motion to table the matter until next Planning Commission meeting was approved by a vote of 4-0, as follows:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Absent-left early due to a family medical emergency
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 4-0, by the following vote:

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

The meeting adjourned at 9:10 p.m.

Approved:

Melanie Lander
Chairman

07/23/2018
Date

Don E. Jones
Secretary