



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, JANUARY 28, 2019
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

I. Call To Order

Chairperson Melanie Lander called the Regular Meeting to order at 6:37 p.m.

II. Roll Call

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

Chairperson Melanie Lander requested that the roll be called and a quorum was declared to be present.

III. Discussion and Consideration of the Minutes of the Regular Meeting of December 17, 2018.

Motion was made by Commissioner Carter Mathews and a second by Chairperson Melanie Lander to approve the Minutes of the Planning Commission Regular Meeting of December 17, 2018.

Motion passed by a vote of 5-0 with the following votes cast:

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

IV. Public Hearing Items

1. Public Hearing to accept public comment on PUD-R 19-01, an application by Glenwood Homes, L.P, (Warwick Village) for a Planned Unit Development ("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from Commercial General (CG) District, to Planned Unit Development, PUD-R 19-01, with underlying zoning of RS-3 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General. The property is located on the northwest corner of East 111th Street South and South 273rd East Avenue in Section

26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The property is approximately 152 acres +/-.

The public hearing for this matter was opened.

Carolyn Back, the project planner for KKT Architects, was present to give a description of their plan for Warwick Village. The plot of land is a total of 152 acres and will be divided into 3 areas.

Area A will be 103.77 acres of single-family residential development. This will include 415 lots varying in size from 40 to 60 feet wide.

Area B will be 24.22 acres of multi-family residential development.

Area C will be 24.65 acres of general commercial development.

Ms. Back mentioned that an updated PUD was presented to City Planner, Tom E. Young Jr., today (01/28/2019) with a change of front building setback from 25 feet to 20 feet.

Commissioner Jessica Morris asked what kind of commercial businesses would be in this location. Ms. Back answered that they did not know yet since they were just in the early planning stages of this development.

Commissioner Kathleen Robinson asked how many multi-family units would be available. Again, Ms. Back answered that she did not know yet since they were also in the early stages of development on that project, but the project would comply with the City Zoning Code for multi-family units.

Chairperson Melanie Lander asked what kind of multi-family units they would offer, duplexes or fourplexes. Ms. Back again answered that she did not know the answer to that question since they were in the early stages of development on the project.

Citizen Scott Carlisle came forward to ask Ms. Back a question regarding the development. He commented that he lives near where they are planning their development and says that the land in question is known as a marshy area. He asked what their plan was for drainage and where that water would go. Ms. Back responded that the plat will address storm water drainage and detention pond locations. She said they are required by law to retain their development's drainage and there will be a storm water basin.

Mr. Carlisle also asked about the Coweta Crossing development. He said he knew it was also supposed to be a multi-family development and was wondering if multi-family housing was still in demand in Coweta. He said he would hate to see multiple multi-family developments built and have them sit empty. City Planner, Tom E. Young Jr., responded that he has documents with the statistics that prove there is still a need for multi-family housing in Coweta, but he does not have those documents with him at this meeting. Based on those documents, he feels there is still a need for multi-family housing in Coweta.

There were no further comments from citizens. The public hearing was closed.

2. Public Hearing to accept public comment on CZ 19-02, an application by the City of Coweta. The request is to change the zoning of the following described property from (AG) Agriculture to (IL) Light Industrial. The E/2 SW/4 NW/4 of Section 30, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Less the West 110.00 feet of the North 250.00 feet of the South 750.00 feet thereof and the Southeast Quarter of the Northwest Quarter (SE/4 W/4) of

Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 29030 East 164th Street South.

The public hearing for this matter was opened. There were no comments from the public, so the public hearing was closed.

V. Old Business

1. Discussion and possible action on an application submitted by Glenwood Homes, L.P., (Warwick Village) for a Planned Unit Development ("PUD") regarding a change in zoning of land and zoning map amendment, from Commercial General (CG) District, to Planned Unit Development, PUD-R 19-01, with underlying zoning of RS-3 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General. The property is approximately 152 acres +/- and is located on the northwest corner of East 111th Street South and South 273rd East Avenue in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young Jr., presented the staff report.

Commissioner Jessica Morris asked if the plans for the multi-family development would have to be approved by the City Council before it could be started. City Planner, Tom E. Young Jr., answered that plats would have to be submitted for each phase of the planned development and would have to go before the City Council if the Planning Commission recommended approval.

Motion was made by Commissioner Kathleen Robinson and a second by Commissioner Carter Mathews to recommend approval to the City Council of the application submitted by Glenwood Homes, L.P., (Warwick Village) for a Planned Unit Development ("PUD") regarding a change in zoning of land and zoning map amendment, from Commercial General (CG) District, to Planned Unit Development, PUD-R 19-01, with underlying zoning of RS-3 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General.

Motion passed by a vote of 5-0 with the following votes cast:

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

2. Discussion and possible action on an application submitted by the City of Coweta to change the zoning of the following described property from (AG) Agriculture to (IL) Light Industrial. The E/2 SW/4 NW/4 of Section 30, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Less the West 110.00 feet of the North 250.00 feet of the South 750.00 feet thereof and the Southeast Quarter of the Northwest Quarter (SE/4 W/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 29030 East 164th Street South.

City Planner, Tom E. Young Jr., presented the staff report. This land would be used by the City of Coweta for a new Public Works facility and other possible future developments.

Motion was made by Commissioner Jessica Morris and a second by Commissioner Carter Mathews to recommend approval to the City Council of the application submitted by the City of Coweta to change the zoning of the property at 29030 East 164th Street South from (AG) Agriculture to (IL) Light Industrial.

Motion passed by a vote of 5-0 with the following votes cast:

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

PLATS

1. Discussion and possible action on a request by Glenwood Homes, LP, Developer; KKT Architects, Inc., Engineer; for Preliminary Plat approval of Warwick Village – Phase I, a subdivision of approximately 27.055 acres more or less with 93 lots, located on the northwest corner of East 111th Street South and South 273rd East Avenue in Section 26, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The applicants were present for the meeting.

City Planner, Tom E. Young Jr., presented the staff report saying the plats were reviewed and all suggested changes were sent to KKT Architects, Inc.

Commissioner Jessica Morris had a question regarding item 5.4 of the proposed covenant for Warwick Village. She is uncomfortable with the part that says if the owner/developer retains ownership of 1 lot, they can change or amend any of the covenants and restrictions at any time. She thinks that gives too much power to the developer. Carolyn Back, project planner for KKT Architects, responded to this concern by saying that this is standard language for a covenant. This item is included in the covenant as a protection against unexpected things that may develop that are not addressed in the original covenant. City Manager, Roger Kohlman, also responded to Commissioner Morris's concern by assuring her that a developer would never do anything that would not be in their best interest or anything that might cause people to not want to buy the houses in their development.

Commissioner Joanna Jones inquired about the entrances to the development. She said it appears on the plat that there is only one entrance. Carolyn Back replied that as the phases are developed, there will be more entrances added. City Engineer, Chip Cohrs, also pointed out a second entrance on the plat to Commissioner Jones.

A motion was made by Commissioner Kathleen Robinson and seconded by Commissioner Carter Mathews to approve the Preliminary Plat of Warwick Village – Phase I.

Motion passed by a vote of 5-0 with the following votes cast:

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

2. Discussion and possible action on a request by H2 Property Investments, Developer; Engineer/Surveyor: Cook & Associates Engineering, Inc., for Preliminary Plat approval of Stonebrook, a subdivision of approximately 4.848 acres more or less with 24 lots, located on the northwest corner of East 151st Street South and South 285th East Avenue in Section 13, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

The applicants were not present for the meeting.

A motion was made by Commissioner Jessica Morris and seconded by Commissioner Kathleen Robinson to continue this item until the next meeting of the Planning Commission on February 25, 2019.

Motion passed by a vote of 5-0 with the following votes cast:

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

VI. New Business

None

VII. Adjournment

Motion by Commissioner Jessica Morris, seconded by Commissioner Kathleen Robinson 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 7:28 p.m.

Approved:

Melanie Lander
Chairman

[Signature]
Secretary

2/25/19
Date