



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, FEBRUARY 25, 2019, 6:30 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. 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.

IV. CONSENT

Discussion and Consideration of the Minutes of the Regular Meeting of January 28, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Kathleen Robinson to approve the Minutes of the Coweta Planning Commission regular meeting held on January 28, 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

V. PUBLIC HEARING ITEMS

1. CZ 19-03

Public Hearing to accept public comment on CZ 19-03, an application by Truco Development Company, LLC. The request is to change the zoning of the following described property from (RS-1) Residential Single Family Classification to (RS-3) Residential Single Family Classification, a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. This property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The property is approximately 4.38 acres more or less.

The developer, Truco Development Company, LLC, was present for the meeting.

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

The floor was opened for public comment.

Ms. Anne Morrison came forward to address the commission with concerns about how small the lots will be for this development. She fears the development will decrease her property value.

Next, Mr. Donnie Jarman expressed concerns about a number of things, including his opinion that this developer plans to build too many homes on a piece of land that size. He said the homes will be so small that the development will decrease their property values. Also, Mr. Jarman said that 131st street gets very congested because of school traffic and if the development goes in, it will only make this problem worse. He says it will not be safe because there is not a stop light and the road is too narrow.

Mr. Charles Roberts also shared concerns of too many houses on a piece of land sized at just under 5 acres.

Mr. Cole Helton came forward and said that he agrees with everything that has been said already. He wanted to add another concern about 270th street where he lives. He says 270th street is frequently used by many as a route to get around school traffic and they go way too fast. He is afraid that the development will only add more traffic making this problem worse.

Mr. Kevin Sagely also shared concerns regarding the safety of 131st street. He says his daughter attends Northwest Elementary and they will not allow her to walk or ride her bike to school because the road gets so congested in the morning and afternoon. He also does not like the number of houses proposed to be built on a piece of land that size.

Mr. Don McCracken came forward next and shared many of the same concerns as those before him. His biggest concern was the intersection of 131st and 270th being very unsafe. He asked that if the development is allowed to go in that the intersection be improved.

Ms. Sonia Mullis next expressed concerns about the size and value of the proposed homes. She also fears the development will devalue their property.

Next, Mr. Milo Morrison came forward to say that he owns a trucking company and his business is located on 131st street. He described the difficulty that his trucks have, at times, in getting up the hill on 131st street. He says the location of this development would be at the top of that hill and this could cause potential safety hazards with his trucks being unable to stop quickly for traffic coming out of that development. He also said that they chose to live outside the city limits and he does not want the city encroaching on their rural property.

Mr. Randall Marrs expressed similar concerns regarding traffic problems and also mentioned issues with parking congestion on the road when there is a program held at the school.

Mr. James Anderson came forward and voiced concerns about how this development could affect property values and potential issues caused by storm water drainage. He also said he feels that, from the zoning changes that Truco has had approved by the City, they may be receiving preferential treatment.

An unknown citizen complained about the size of the sign that was put out to inform landowners of the proposed zoning change. He referred to it as "the size of a postage stamp" and said he thought a 4-foot sign was supposed to be posted. He said it appeared that the City was trying to hide the zoning change.

Lastly, Mr. Brad Harris spoke to the commission and Mr. Wayne Mack followed. Both shared similar concerns as others who have spoken, including the large number of houses proposed

to be built on, from their viewpoint, a piece of land that is too small and the moderate value of the development's houses compared to those around them.

Chairperson Melanie Lander inquired if anyone else in attendance had something more to share. Nobody came forward so she then closed the public hearing.

VI. OLD BUSINESS

1. Zoning CZ 19-03

Discussion and possible action on an application submitted by Truco Development Company, LLC. The request is to change the zoning of the following described property from (RS-1) Residential Single Family Classification to (RS-3) Residential Single Family Classification, a tract of land being a part of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4 NE/4) of Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma. This property is generally located at the southwest corner of East 131st Street South and South 273rd East Avenue. The property is approximately 4.38 acres more or less.

City Planner, Tom E. Young, Jr., read the staff report. He also added that the sign that was posted to inform landowners of the proposed zoning change met all state statute requirements.

Mr. Mark Truitt of Truco Development Company, LLC, stepped forward to address the Coweta Planning Commission about the concerns voiced by the people in attendance. He said that his proposed development would be very similar to another development in Coweta, Cedar Creek. The lot sizes and number and size of the houses in Cedar Creek is very much like what his development would be like. He informed the commission that the development plan does account for water detention and the plan meets all statutes and requirements. He said the houses in this development will be priced between 160,000 and 200,000 dollars, they will be farmhouse style houses and will be sized anywhere from 1,400 to 1,750 square feet.

Commissioner Kathleen Robinson asked what the difference was between RS-1 and RS-3 zoning. City Planner, Tom E. Young, Jr., answered that the difference is in the size of the lots. RS-3 is a smaller lot than an RS-1, thereby enabling developers to fit more homes onto a piece of land.

Chairperson Melanie Lander asked Mr. Truitt how big the lots would be for this development. Mr. Truitt answered that the lots would be sized anywhere from 5,014 to 5,551 square feet. Mr. Truitt also added that this development would be a covenanted community, just like Cedar Creek, and would have a homeowner's association.

City Planner, Tom E. Young, Jr., noted that the request by Truco Development Company, LLC, is in compliance with the Coweta Comprehensive Plan and that the staff recommends approval of the request.

Motion was made by Commissioner Kathleen Robinson and seconded by Commissioner Carter Mathews to approve the rezone request by Truco Development Company, LLC.

Motion was not approved by a vote of 3-2 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	No – to approve
Joanna Jones	No – to approve
Melanie Lander	No – to approve

City Planner, Tom E. Young, Jr., informed Mr. Mark Truitt of Truco Development Company, LLC, that they have 15 days to appeal the zoning change request vote and seek approval of the request by the Coweta City Council.

VII. PLATS

1. Cottages at the Park

Discussion and possible action on a request by Truco Development Company, LLC, Developer and KKT Architects, Inc., Engineer for preliminary plat approval of Cottages at the Park – Phase I, a gated mixed Single Family and Multi-Family community (PUD-R 18-01) subdivision of approximately 7.96 acres more or less with 23 lots, generally located on the southwest corner of East 141st Street and South 305th East Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

The developer was present for the meeting.

City Planner, Tom E. Young, Jr., read the staff report and noted that staff had reviewed the preliminary plat and that a Technical Advisory Committee (T.A.C.) meeting had been held. Staff comments and recommendations had not yet been forwarded to KKT Architects, Inc., but that would be done very soon. Also, they had not received any comments from any of the utility companies regarding the plat.

Commissioner Jessica Morris inquired about what kind of development Phase I will be. Ms. Nicole Watts, the engineer for KKT Architects, Inc., answered that Phase I is the multifamily portion of the development.

Commissioner Kathleen Robinson asked if they were still planning on putting sidewalks in and around the development. Ms. Watts answered that the sidewalks were still in the plans.

City Planner, Tom E. Young, Jr., noted that staff recommends approval of the preliminary plat for Cottages at the Park – Phase I, with the condition that they meet staff and T.A.C. recommendations.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to approve the preliminary plat of Cottages at the Park – Phase I.

Motion was approved 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. Coweta Farms

Discussion and possible action on a request by Truco Development Company, LLC, Developer and Heartland Surveying & Mapping, LLC, Surveyor, for preliminary plat approval of Coweta Farms, a Single Family Residential (RS-3) subdivision of approximately 4.38 acres more or less with 21 lots generally located on the southwest corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Chairperson Melanie Lander noted that the zoning change request for this plat was not approved, therefore, she made a motion to continue this item to the next Coweta Planning Commission meeting. That motion was seconded by Commissioner Jessica Morris.

Motion was approved 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

3. Stonebrook

Discussion and possible action on a request by H2 Property Investments, Developer and Engineer/Surveyor Cook & Associates Engineering, Inc., for preliminary plat approval of Stonebrook, a Single Family Residential (RS-3) subdivision of approximately 4.848 acres, more or less, with 24 lots, generally 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, City of Coweta, Wagoner County, Oklahoma.

The developer was not present at this meeting but Ms. Kathleen Cook, the engineer for Cook & Associates Engineering, Inc., was present.

City Planner, Tom E. Young, Jr., read the staff report and noted that staff had reviewed the preliminary plat. He also informed the commissioners that this piece of land was previously platted by a different developer but that project was dropped before the final plat phase. A rezone request was presented to the Coweta Planning Commission by that previous developer and it was approved. Mr. Young continued by noting that a Technical Advisory Committee (T.A.C.) meeting had been held. Staff comments and recommendations have been forwarded to the engineer. There were no comments from any of the utility companies.

Commissioner Jessica Morris asked how big the houses in this development will be. Ms. Cook answered that the houses will be between 1,800 and 2,000 square feet. Commissioner Morris also asked if they are worried the houses might be difficult to sell since they will be neighbors to a trailer park. Ms. Cook said that they did not anticipate the houses being hard to sell.

Commissioner Carter Mathews inquired about the price range of the houses. Ms. Cook said that she did not know the answer to that question.

Commissioner Kathleen Robinson asked if the houses will be one or two story houses. Ms. Cook informed the commission that the houses will be one story.

City Planner, Tom E. Young, Jr., noted that staff recommends approval of the preliminary plat for Stonebrook with the condition that they meet staff and T.A.C. recommendations.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Jessica Morris to approve the preliminary plat of Stonebrook.

Motion was approved 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

VIII. NEW BUSINESS

IX. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:29 p.m.

Approved:

Melanie Lander
Chairman

3/25/19
Date

[Signature]
Secretary