



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, SEPTEMBER 25, 2017
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 July 24, 2017

Motion by Commissioner Melanie Lander and a second by Commissioner Joanna Jones to approve the Minutes of the Planning Commission Regular Meeting of July 24, 2017 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 17-04, an application by Lucky Choice Investments, LLC., The request is to change the zoning of the following described property from RS-3 (Residential Single Family) to RD (Residential Two-Family). Lot 8 LESS South 45 feet, LESS East 10 feet of North 95 feet: All of Lots 9:10: and 12, Block 42, NEW COWETA, County of Wagoner, State of Oklahoma, according to the Plat thereof, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 119 North Atoka Avenue.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Lucky Choice Investments, LLC, to change the zoning from RS-3 (Residential Single Family) to RD (Residential Two-Family).

Staff advised the rezoning will allow for the remodel construction of the old Nazarene Church that was damage in a structure fire, to be turned into a two family duplex on the property. Under Zoning Code Chapter 5, Section 510 Permitted Principal Uses, Section 510 Residential Two-Family dwellings, are allowed as a principal use in a Residential Two-Family dwellings zoned property.

Staff finds 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.

Mrs. Beverly Jeanes, Broker Associate, Cochran & Associate Real Estate, was present for the applicant, to present the request for the rezone approval.

There was no one present in opposition to the request.

Staff recommends approval of Ordinance 786 approving CZ 17-04.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Kathleen Robinson, recommend approval of Ordinance 786 approving CZ 17-04 to change the zoning from RS-3 (Residential Single Family) to RD (Residential Two-Family). 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

- B.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-05, an application by Dan Holcomb. The request is to change the zoning of the following described property from AG (Agriculture) to RS-3 (Residential Single Family). Located in the NW corner of the W½ of the NW¼ of the NE¼ of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located on the Southeast corner of East 141st Street South and North Guthrie Avenue.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Dan Holcomb, to change the zoning from AG (Agriculture) to RS-3 (Residential Single Family).

Staff advised the rezoning will allow for the development and construction of a RS-3 Residential Single Family Subdivision, with approximately 12 lots on the property. The property is located at the corner of South 297th East Avenue and East 141st Street South.

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. Staff finds that this request is in compliance with the Coweta Comprehensive Plan.

Justin Cook, P.E., and Kathleen Cook, P.E., Cook & Associates Engineering, Inc., were present for the applicant, to present the request for the rezone approval. There was no one present in opposition to the request.

Staff recommends approval of Ordinance 787 approving CZ 17-05.

Chairman Carter Mathews 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, recommend approval of Ordinance 787 approving CZ 17-05 to change the zoning from AG (Agriculture) to RS-3 (Residential Single Family). 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

- C. Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-07, an application by Jeff Marquis. The request is to change the zoning of the following described property from RS-1 (Residential Single Family) and RMH Residential Manufactured Home to CG (General Commercial). Located in the NW 1/4 of NE¼ of Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 25085 East State Highway 51.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Jeff Marquis, Marquis Properties, LLC, to change the zoning from RS-1 (Residential Single Family) and RMH Residential Manufactured Home to CG (General Commercial).

Staff advised the rezoning will allow for the retail sale and lamp repair business. And the future development and construction of a Hardware Store on the property. The property is the old location of Custom Coatings of BA Inc. that moved to a new location in the City of Coweta. The property is located at 25085 East State Highway 51.

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

Jeff Marquis, Marquis Properties, LLC, was present to present the request for the rezone approval.

There was no one present in opposition to the request.

Staff recommends approval of Ordinance 788 approving CZ 17-07.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Melanie Lander, seconded by Joanna Jones, recommend approval of Ordinance 788 approving CZ 17-07 to change the zoning from RS-1 (Residential Single Family) and RMH Residential Manufactured Home to CG (General Commercial).

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

- D. Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-08 SUP, a request from Jeff Marquis, the applicant, to establish a Specific Use Permit ("SUP") for a Spray Painting Shop and Welding Shop in an existing building on the property zoned RS-1 (Residential Single Family), RMH Residential Manufactured Home and CG (General Commercial). Located in the NW 1/4 of NE 1/4 of Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 25085 East State Highway 51.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Jeff Marquis, Marquis Properties, LLC, to establish a Specific Use Permit ("SUP") for a Spray Painting Shop and Welding Shop in an existing building on the property.

Staff advised the Specific Use Permit ("SUP") will allow for the retail sale and lamp repair business. And the future development and construction of a Hardware Store on the property. The property is the old location of Custom Coatings of BA Inc. that moved to a new location in the City of Coweta. The property is located at 25085 East State Highway 51.

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

Jeff Marquis, Marquis Properties, LLC, was present to present the request to establish a Specific Use Permit ("SUP") for a Spray Painting Shop and Welding Shop in an existing building on the property.

There was no one present in opposition to the request.

Staff recommends approving CZ 17-08 SUP.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Melanie Lander, recommend approval of CZ 17-08 SUP to establish a Specific Use Permit ("SUP") for a Spray Painting Shop and Welding Shop in an existing building on the property, for the retail sale and lamp repair business. 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

- E. Discuss and consider possible action, including approval, approval with conditions, or denial of PUD-R 17-02, an application by Coweta Land Company, LLC, Saddle Creek Estates for a Planned Unit Development ("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from (AG) Agricultural District, to Planned Unit Development, PUD-R 17-02, with underlying zoning of (RS-1) Residential Single Family District. The property is located northeast corner of South 321th East Avenue and South State Highway 51, in Section 16, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S Government Survey thereof. The property is approximately 31.50 acres +/-.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Coweta Land Company, to change in zoning of land and zoning map amendment, from (AG) Agricultural District, to Planned Unit Development, PUD-R 17-02, with underlying zoning of (RS-1) Residential Single Family District.

Staff advised the zoning of the land and zoning map amendment, from (AG) Agricultural District, to Planned Unit Development, PUD-R 17-02, with underlying zoning of (RS-1) Residential Single Family District. Will allow for the development and construction of a RS-1 Residential Single Family Subdivision, with approximately 25 lots on the property in two phases.

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.

JR Donelson, Inc. Engineering/Surveyor, was present for the applicant, to present the request for the rezone approval.

There was no one present in opposition to the request.

Staff recommends approval of Ordinance 790 approving PUD-R 17-02.

Chairman Carter Mathews 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, recommend approval of Ordinance 790 approving PUD-R 17-02 to change the zoning from AG (Agriculture) to RS-1 (Residential Single Family). 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

- F. Discuss and consider possible action, including recommendation of approval, approval with conditions, or denial of a request by Coweta Land Company, LLC, Developer; JR Donelson, Inc., Engineer/Surveyor: for Preliminary Plat approval of Saddle Creek Estates, a subdivision of approximately 31.50 acres more or less with 25 lots bounded on the northeast corner of South 321th East Avenue and South State Highway 51. This tract is located in Section 16, 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 Coweta Land Company, for Preliminary Plat approval of Saddle Creek Estates.

Staff advised the Preliminary Plat for Saddle Creek Estates, is a subdivision of approximately 31.50 acres more or less with 25 lots bounded on the northeast corner of South 321th East Avenue and South State Highway 51. This tract is located in Section 16, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

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.

JR Donelson, Inc. Engineering/Surveyor, was present for the applicant, to present the request for the Preliminary Plat approval.

There was no one present in opposition to the request.

Staff recommends approval of the Preliminary Plat for Saddle Creek Estates.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Kathleen Robinson, recommend approval of the Preliminary Plat for Saddle Creek Estates. 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

- G.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-10 SUP, a request from Bodie Young, the applicant, to establish a Specific Use Permit (“SUP”) for a Mini Storage on the property zoned RS-3 (Residential Single Family). Located in the SE Corner of the S1/2 of SW1/4 of NE¼ of SE1/4 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This property is located at 14762 South 298th East Avenue.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Bodie Young, to establish a Specific Use Permit (“SUP”) for a Mini Storage on the property zoned RS-3 (Residential Single Family).

Staff advised the Specific Use Permit (“SUP”) will allow for the Mini Storage on the property. The property is the location that was previously the Litter Buyer recycling center that went out of business. The property is located at 14762 South 298th East Avenue.

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

Bodie Young was present to present the request to establish a Specific Use Permit (“SUP”) for the Mini Storage on the property.

There was no one present in opposition to the request.

Staff recommends approving CZ 17-10 SUP.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Melanie Lander, recommend approval of CZ 17-10 SUP to establish a Specific Use Permit (“SUP”) for a Mini Storage on the property RS-3 (Residential Single Family). 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

- H.** Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 17-11, an application by Jason N. Smith. The request is to change the zoning of the following described property from RS-3 (Residential Single Family) to CG (General Commercial). Located Lot 2, Block 2, CREEK HOLLOW, a subdivision of part of S1/2 of SW1/4 tract of Section 36, Township 18 North, Range 15 East of the Indian

Base and Meridian, Wagoner County, State of Oklahoma, according to the recorded plat thereof. This property is located at 27541 East 121st Street South.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Jason N. Smith to change the zoning from RS-3 (Residential Single Family) to CG (General Commercial).

Staff advised the rezoning will allow for an Event Center in an existing building on the property. The property was previously used for Residential Single Family.

Staff finds 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.

Jason N. Smith was present to present the request for the rezone approval.

There was no one present in opposition to the request.

Staff recommends approval of Ordinance 791 approving CZ 17-11.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Kathleen Robinson, recommend approval of Ordinance 791 approving CZ 17-11 to change the zoning from RS-3 (Residential Single Family) to CG (General Commercial). 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 Joanna Jones, 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 8:00 PM.

Approved:



Chairman



Date



Secretary