



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, OCTOBER 28, 2019, 6:30 PM**

**I. CALL TO ORDER**

Chairperson Melanie Lander called the meeting to order at 6:30 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

|                   |         |
|-------------------|---------|
| Carter Mathews    | Present |
| Kathleen Robinson | Absent  |
| 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**

Consideration of the Minutes of the Regular Meeting of September 23, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to approve the Minutes of the Coweta Planning Commission regular meeting held on September 23, 2019.

Motion passed by a vote of 4-0 with the following votes cast:

|                   |                  |
|-------------------|------------------|
| Carter Mathews    | Yes – to approve |
| Kathleen Robinson | Not Present      |
| Jessica Morris    | Yes – to approve |
| Joanna Jones      | Yes – to approve |
| Melanie Lander    | Yes – to approve |

**V. PUBLIC HEARINGS**

**1. Public Hearing on a Proposed Change in Zoning-CZ 19-04**

Public hearing to accept public comment on CZ 19-04, an application by Jason N. Smith to change the zoning from CG (General Commercial) to the IL (Light Industrial) district for a property with the following legal description: the East 240 feet of Lot 2, Block 2, Creek Hollow, a subdivision of part of the S1/2 of SW1/4 of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma and generally located east of the northeast corner of State Highway 51 and E 121<sup>st</sup> Street S.

Chairperson Melanie Lander opened the public hearing.

The applicant, Jason Smith, was present for the meeting.

There were no comments from the public, however, the commissioners asked questions regarding zoning, land use and previous rezoning of the property in question.

2. Public Hearing on a Proposed Amendment to PUD-R 17-02 for Saddle Creek Estates

Public hearing to accept public comment on a proposed amendment to a Planned Unit Development (PUD), specifically PUD-R 17-02 for Saddle Creek Estates, a subdivision generally located on the northeast corner of the intersection of State Highway 51 and S. 321<sup>st</sup> E. Avenue.

The applicant, Mr. J.R. Donelson, was present for the meeting. Mr. Donelson explained to the Commissioners that he was seeking approval to amend the PUD and the covenant of Saddle Creek Estates, which would allow him to request a zoning change on lot 1, block 4 from RS-1 to CG. Mr. Donelson and Commissioners Jessica Morris and Melanie Lander discussed the requested amendment to the PUD and the covenant. A citizen that resides in the Saddle Creek development, Mrs. Baylee Arreola, was in attendance and expressed her concerns about the proposed amendment.

Chairperson Melanie Lander closed the public hearing.

3. Coweta Zoning Code-Chapter 11 Section 1140(x) and Chapter 13 Section 1340(a)

Public hearing to accept public comment on a proposed text amendment to amend language of the Coweta Zoning Code with regard to Uses Permitted by Specific Use Permit, specifically Chapter 11, Section 1140(x), Medical Marijuana Dispensary and Chapter 13, Section 1340(a), Marijuana Processing Facility and marijuana Growing Facility-Commercial. The Planning Commission is to hold a public hearing and make a recommendation to the City Council on the proposed amendment to the text of the City of Coweta Zoning Code.

City Planner, Tom E. Young, Jr., explained that this text amendment is a minor change of current wording that is causing confusion in regard to land uses and zoning. The amendment would bring the current code language into compliance with the Oklahoma State statute.

There were no comments from the public regarding the text amendment.

Chairperson Melanie Lander closed the public hearing.

## VI. OLD BUSINESS

1. Proposed Change in the Coweta Zoning Map Requested by Jason N. Smith

Discussion and possible action on making a recommendation of approval, approval with conditions or denial to the Coweta City Council on a proposed change in the zoning map from CG (General Commercial) to IL (Light Industrial) requested by Jason N. Smith for a parcel of land with the following legal description: the East 240 feet of Lot 2, Block 2, Creek Hollow, a subdivision of part of the S1/2 of SW1/4 of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma and generally located east of the northeast corner of State Highway 51 and E 121<sup>st</sup> Street S.

Commissioner Carter Mathews made a motion to recommend denial to the City Council. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

|                   |               |
|-------------------|---------------|
| Carter Mathews    | Yes – to deny |
| Kathleen Robinson | Not Present   |
| Jessica Morris    | Yes – to deny |
| Joanna Jones      | Yes – to deny |

Melanie Lander

Yes – to deny

2. Proposed Amendment to PUD-R 17-02 for Saddle Creek Estates

Discussion and possible action on making a recommendation of approval, approval with conditions or denial to the Coweta City Council on a proposed amendment to PUD-R 17-02 for Saddle Creek Estates.

This matter, including the PUD and the covenant for Saddle Creek Estates, was discussed by Commissioner Joanna Jones, citizen Baylee Arreola, the developer, J.R. Donelson and the city attorney, Ron Cates.

Commissioner Jessica Morris made a motion to recommend denial to the City Council. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 3-1 with the following votes cast:

|                   |               |
|-------------------|---------------|
| Carter Mathews    | No – to deny  |
| Kathleen Robinson | Not Present   |
| Jessica Morris    | Yes – to deny |
| Joanna Jones      | Yes – to deny |
| Melanie Lander    | Yes – to deny |

3. Coweta Zoning Code-Chapter 11 Section 1140(x) and Chapter 13 Section 1340(a)

Discussion and possible action on making a recommendation of approval, approval with conditions or denial to the Coweta City Council of a text amendment to amend language of the Coweta Zoning Code with regard to Uses Permitted by Specific Use Permit, specifically Chapter 11, Section 1140(x), Medical Marijuana Dispensary and Chapter 13, Section 1340(a), Marijuana Processing Facility and Marijuana Growing Facility-Commercial. The Planning Commission is to hold a public hearing and make a recommendation to the City Council on the proposed amendment to the text of the City of Coweta Zoning Code.

Commissioner Jessica Morris made a motion to recommend approval to the City Council. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 4-0 with the following votes cast:

|                   |                  |
|-------------------|------------------|
| Carter Mathews    | Yes – to approve |
| Kathleen Robinson | Not Present      |
| Jessica Morris    | Yes – to approve |
| Joanna Jones      | Yes – to approve |
| Melanie Lander    | Yes – to approve |

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:28 p.m.

Approved:

  
Chairman

  
Secretary

Date 11/25/19