P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, NOVEMBER 25, 2019 6:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL
Melanie Lander ___
Jessica Morris ___
Kathleen Robinson ___
Carter Mathews ___
Joanna Jones ___

IV. CONSENT
(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. Minutes of the Coweta Planning Commission Regular Meeting
Approval of the minutes of the Coweta Planning Commission regular meeting held on October 28, 2019.

Documents:

191028 MINUTES OF REGULAR PLANNING COMMISSION MEETING(2).PDF

2. Minutes of the Coweta Planning Commission Special Meeting
Approval of the minutes of the Coweta Planning Commission special meeting held on November 18, 2019.

Documents:

191118 MINUTES OF PLANNING COMMISSION SPECIAL MEETING.PDF

V. PUBLIC HEARINGS

1. Public Hearing CZ 19-06
Public hearing to accept public comment on CZ 19-06, an application by the City of Coweta to change the zoning of the following described property from CG (Commercial General) to IL (Light Industrial): beginning at a point of 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma located at 10725 South 257th East Avenue.

Documents:

CZ 19-06 AERIAL VIEW.PDF
CZ 19-06 LOCATION MAP.PDF
CZ 19-06 ZONING MAP.PDF
PUBLIC HEARING NOTICE CZ10-06.PDF

VI. OLD BUSINESS

1. CZ 19-06

Discussion and possible action regarding the recommendation of approval, approval with conditions, or denial of CZ 19-06 an application by the City of Coweta to change the zoning of the following described property from CG (Commercial General) to IL (Light Industrial): beginning at a point of 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma located at 10725 South 257th East Avenue.
(Chip Cohrs, Community Development Director)

Documents:

CZ 19-06 AERIAL VIEW.PDF
CZ 19-06 LOCATION MAP.PDF
CZ 19-06 ZONING MAP.PDF
191125 STAFF REPORT CZ19-06.PDF
DRAFT REZONING ORDINANCE.PDF
PUBLIC HEARING NOTICE CZ10-06.PDF

VII. NEW BUSINESS

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.

POST OFFICE BOX 850 * COWETA, OKLAHOMA 74429. PH. (918) 486-2189 FAX (918) 486-5366 www.cityofcoweta-ok.gov

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 121st 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. 321st 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 121st 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

POST OFFICE BOX 850 * COWETA, OKLAHOMA 74429. PH. (918) 486-2189 FAX (918) 486-5366 www.cityofcoweta-ok.gov

MINUTES
COWETA PLANNING COMMISSION, SPECIAL MEETING
COWETA CITY HALL 310 S. BROADWAY
MONDAY, NOVEMBER 18, 2019, 6:30 PM

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:31 p.m.

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. OLD BUSINESS

1. Presentation given by Scott Bruce, representing the Indian Nations Council of Governments (INCOG), regarding the update to the City of Coweta Comprehensive Plan. The topics for this presentation were: Land Use, Potential Growth Scenarios, and Infrastructure. This was a public information session and comments from the public were recorded for consideration in planning for future community growth.

V. NEW BUSINESS

VI. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:52 p.m.

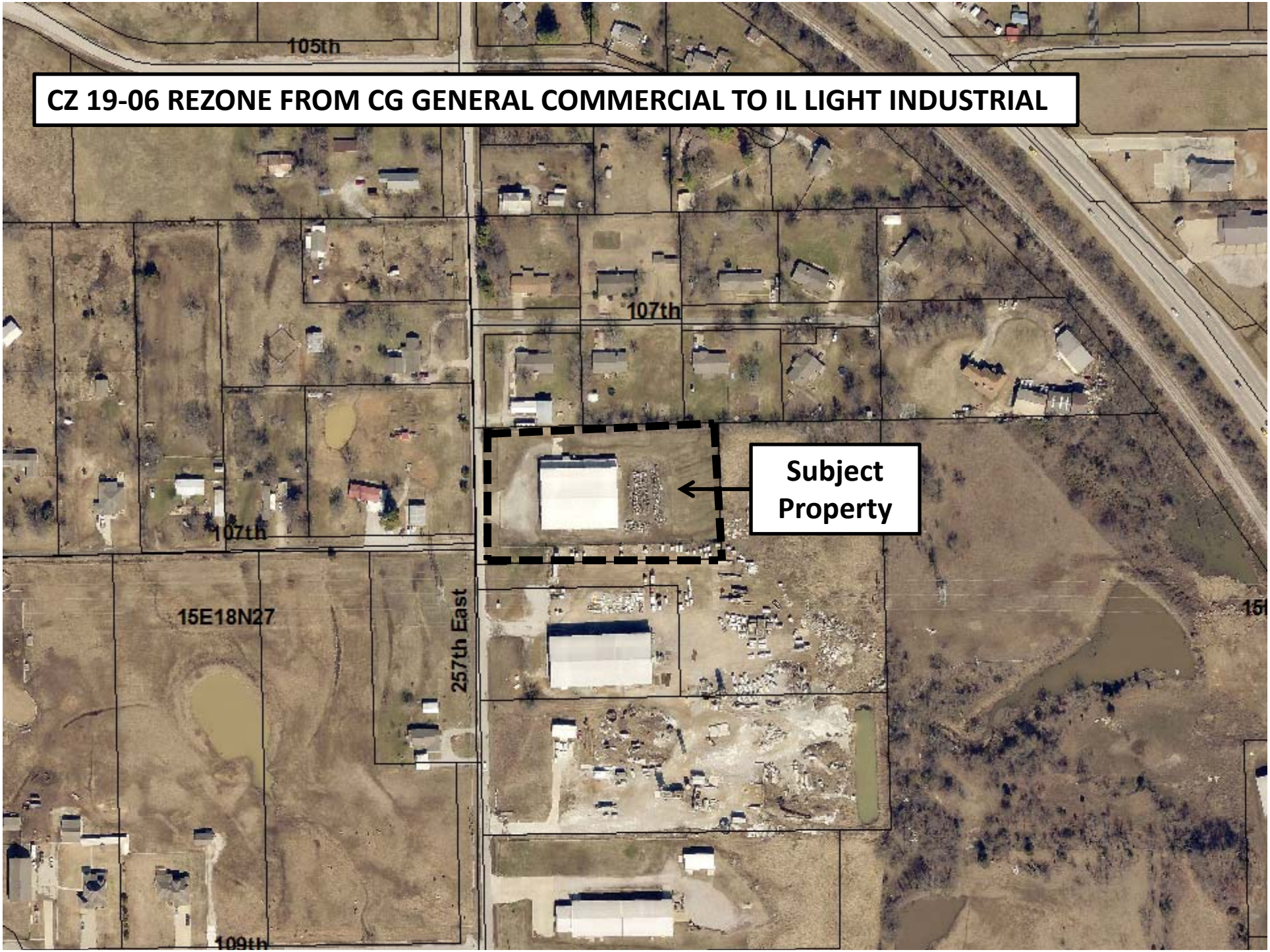
Approved:

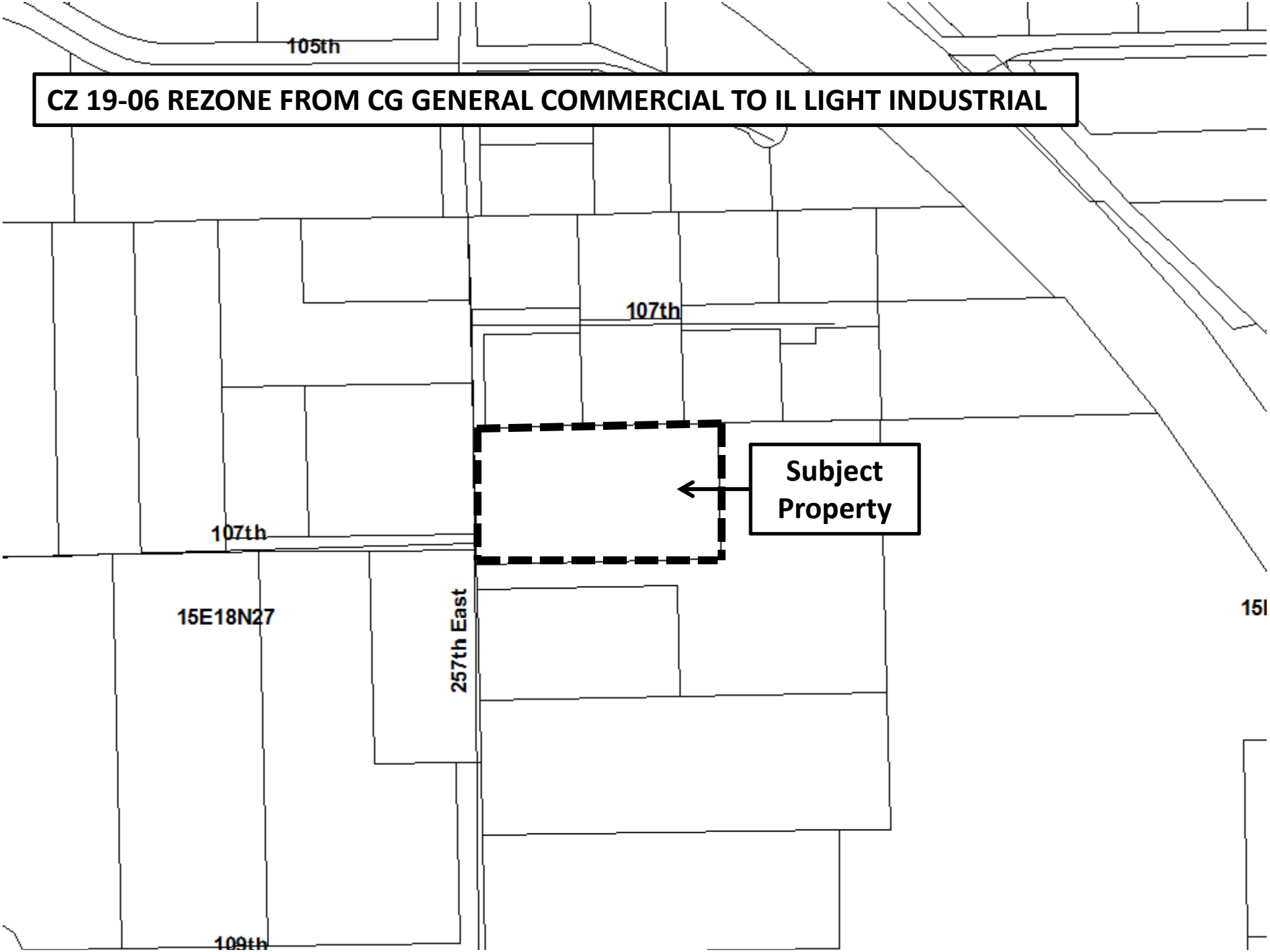
_____ _____

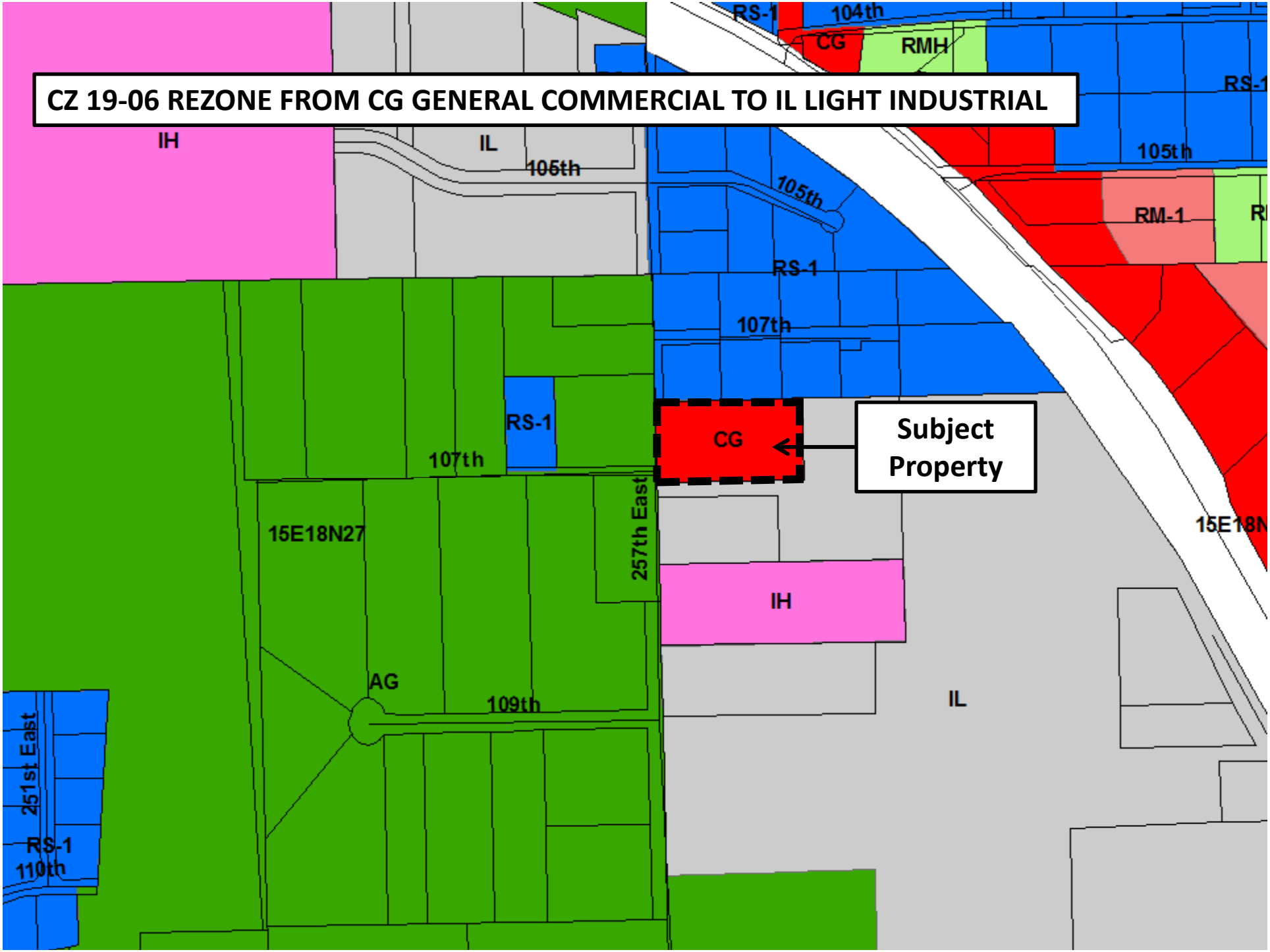
Chairman **Secretary**

_____

Date


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
105th
107th
107th
Subject Property
15E18N27
257th East
109th


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
105th
107th
Subject Property
107th
15E18N27
257th East
109th


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
RS-1
104th
CG
RMH
RS-1
IH
IL
106th
105th
105th
RM-1
RS-1
107th
RS-1
CG
Subject Property
107th
15E18N27
257th East
15E18N
IH
AG
109th
IL
251st East
RS-1
110th

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE ZONING MAP OF THE CITY OF COWETA

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:30 pm on the 25th day of November 2019.

At the above time and place will be heard a request from the City of Coweta, to change the zoning classification of a parcel of land located at 10725 South 257th East Avenue, in Section 26, Township 18 North, Range 15 East, more particularly described as follows:

Beginning at a point 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The request is to change the zoning of said legal description from (CG) General Commercial to (IL) Light Industrial Case Number CZ 19-06.

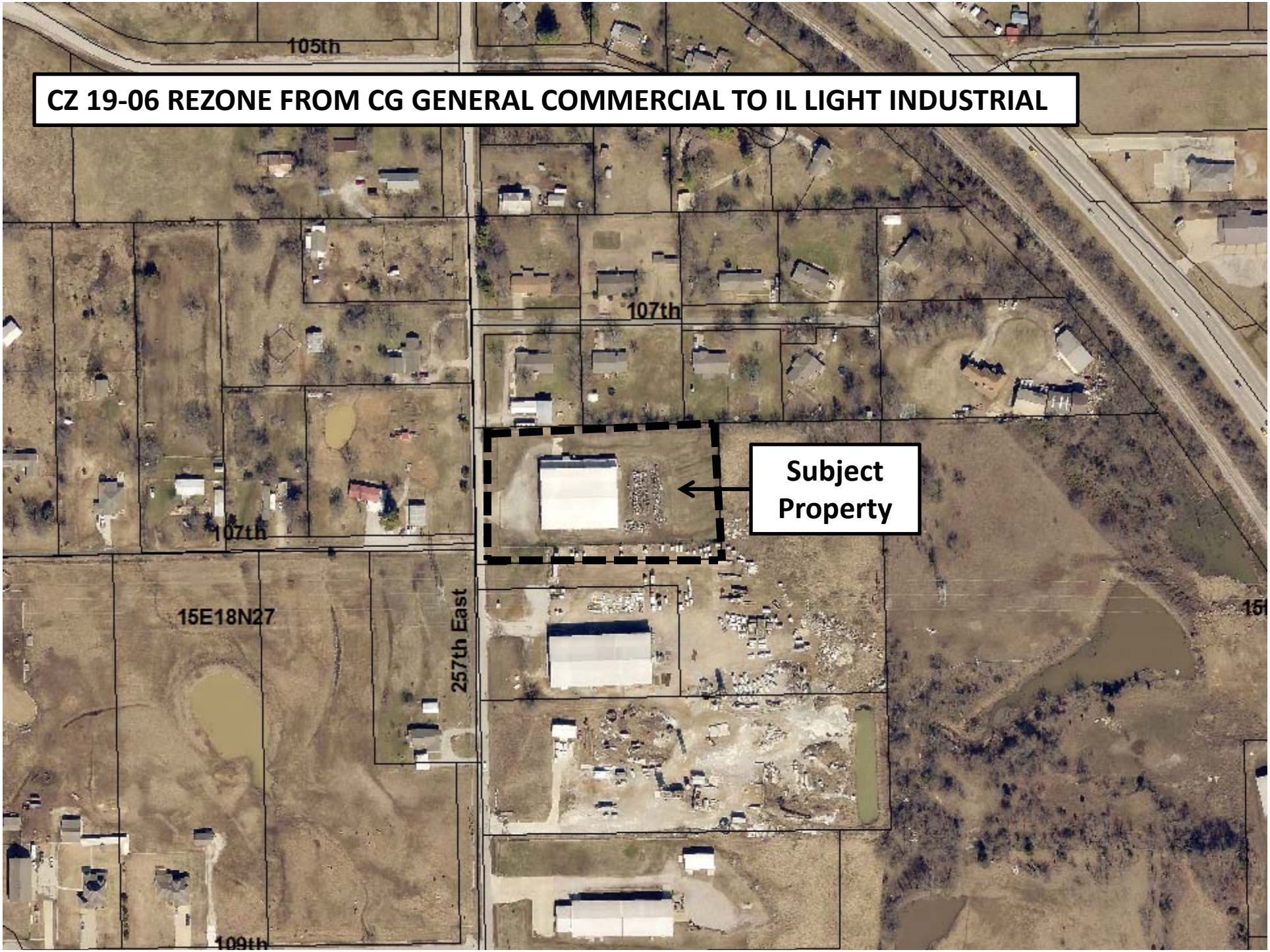
All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

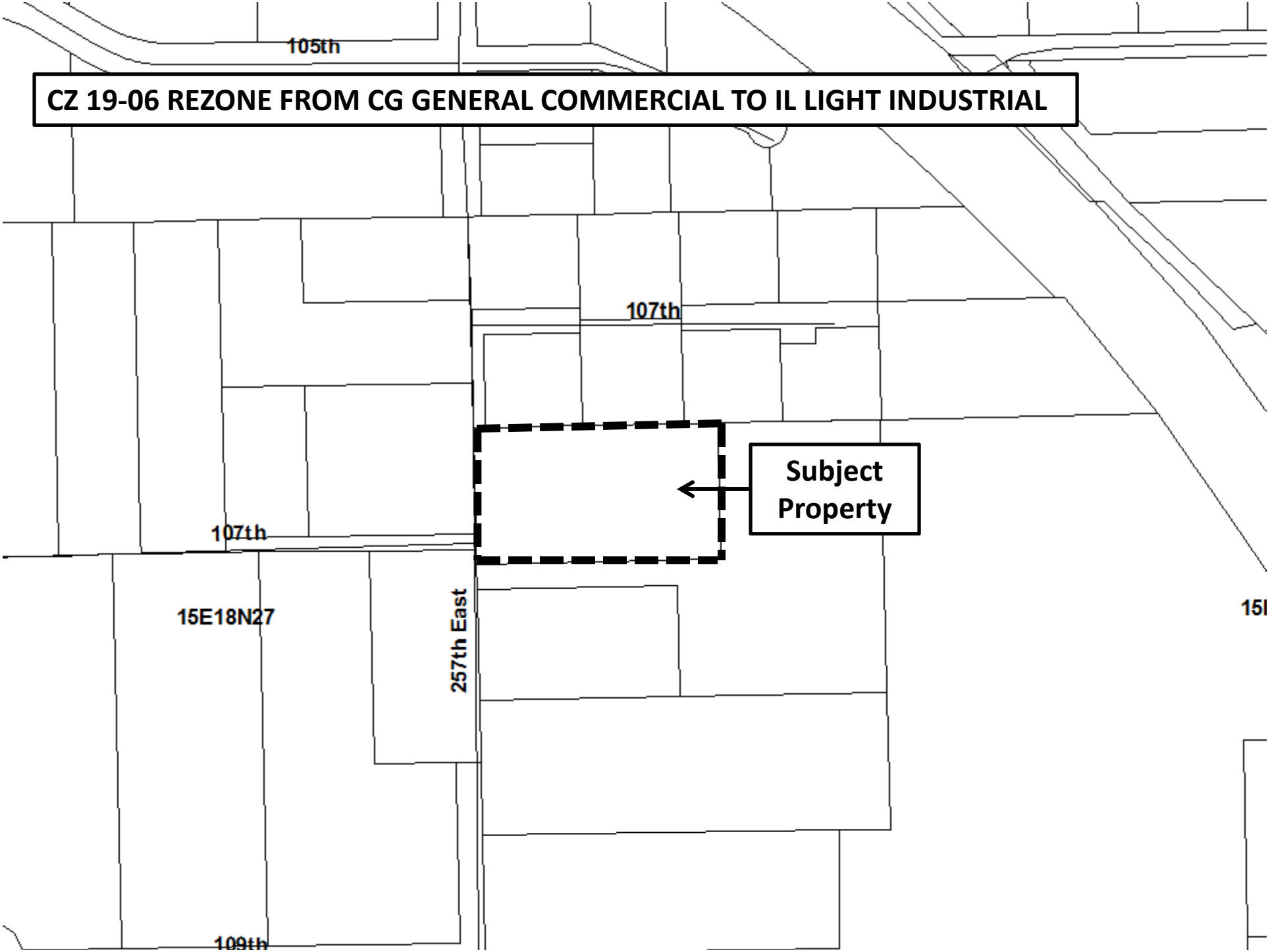
In the event that the rezoning request is approved by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

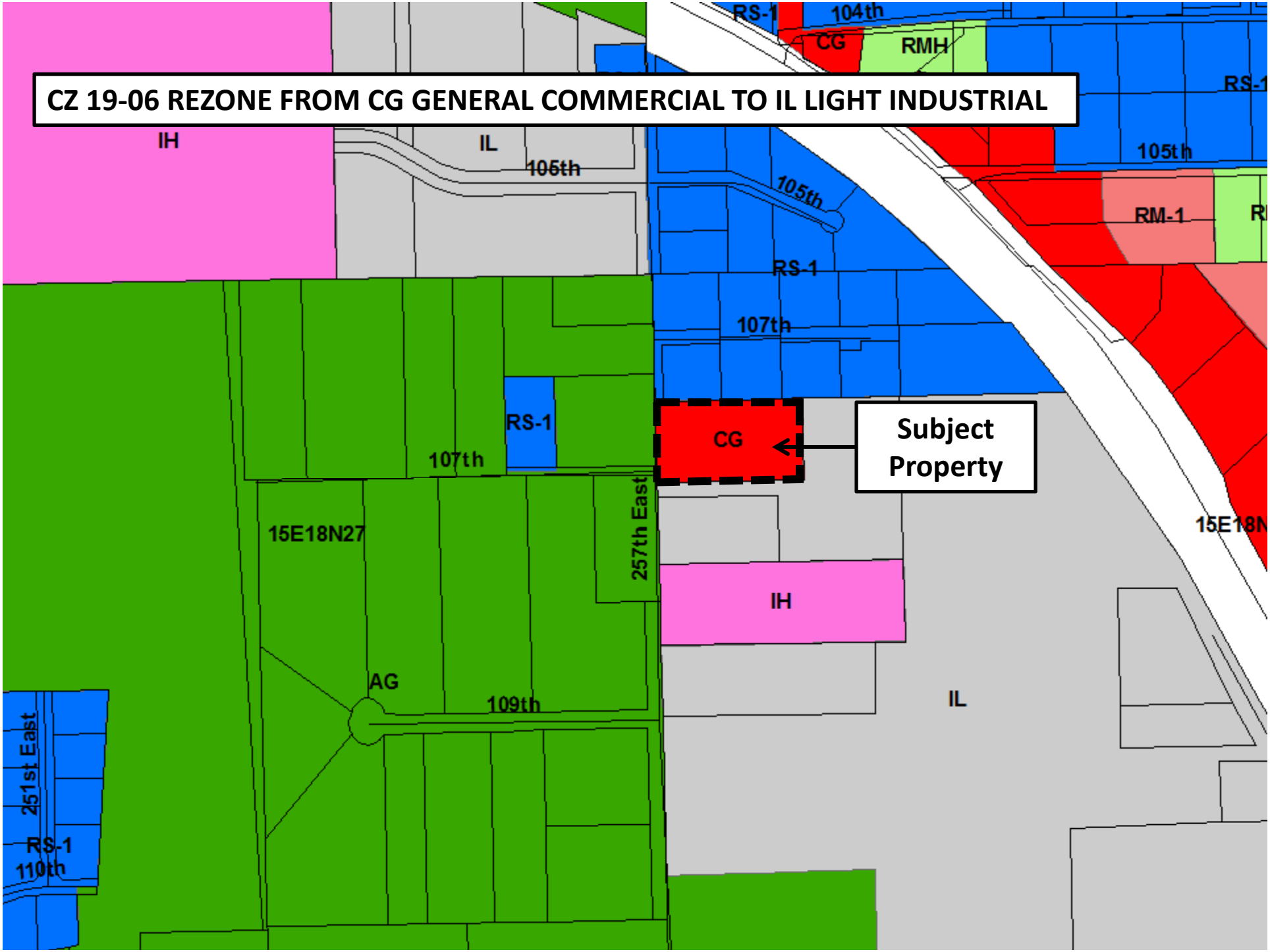
The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the December 2, 2019 City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be reviewed at the Community Development Office at Coweta City Hall.

Dated at Coweta, Oklahoma this 25th Day of October 2019.


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
105th
107th
107th
Subject Property
15E18N27
257th East
109th


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
105th
107th
Subject Property
107th
15E18N27
257th East
109th


CZ 19-06 REZONE FROM CG GENERAL COMMERCIAL TO IL LIGHT INDUSTRIAL
RS-1
104th
CG
RMH
RS-1
IH
IL
106th
105th
105th
RM-1
RS-1
107th
RS-1
CG
Subject Property
107th
15E18N27
257th East
15E18N
IH
AG
109th
IL
251st East
RS-1
110th

CITY OF Coweta
POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 19-06
Date: 11-25-2019

BACKGROUND

The City of Coweta is seeking to amend the zoning map to rezone a property located at 10725 S 257th E Avenue in the Midway Industrial Park, with the following legal description: Beginning at a point 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Rezone from the CG (General Commercial) district to IL (Light Industrial) district. This rezoning will correct zoning for the existing use of the property, electrical and mechanical process equipment supply, which is a better fit for the IL district than the CG district.

Proposed Zoning: IL (Light Industrial) district.

Present Zoning: CG (General Commercial) district.

Adjacent Zoning: **North:** RS-1 (Residential Single Family); **East:** IL (Light Industrial); **South:** IL (Light Industrial); **West:** AG (Agriculture)

This is a City-initiated request with the cooperation of the property owner, Rick Salyer, for a zoning change, in accordance with Zoning Code Section 2230.3(a). In this case, the City is proposing the zoning reclassification to revise our official zoning map to be consistent with the IL Light Industrial zoning in the Midway Industrial Park. This rezoning will allow for the correct zoning for an existing use on the property that is used for IL Light Industrial Electrical and Mechanical Process Equipment Suppler. The request is to rezone from the CG (General Commercial) district to IL (Light Industrial) district.

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.

STAFF RECOMMENDATION

The Planning Commission can recommend approval or recommend disapproval of the rezone request to the City Council.

ATTACHMENTS

1. Aerial View Map; 2. Zoning Map; 3. Ordinance No. 000; 4. Public Hearing Notice

CITY OF COWETA OKLAHOMA
ORDINANCE 000

AN ORDINANCE APPROVING CZ 19-06 AND REZONING A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; FROM CG (GENERAL COMMERCIAL) CLASSIFICATION TO IL (LIGHT INDUSTRIAL) CLASSIFICATION; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT**:**

SECTION 1: THE FOLLOWING DESCRIBED PROPERTY IS HEREBY REZONED FROM CG: GENERAL COMMERCIAL CLASSIFICATION TO IL: LIGHT INDUSTRIAL, **TO WIT:**

TRACT 1: Beginning at a point 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

SECTION 2: THAT ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH BE AND THE SAME ARE HEREBY EXPRESSLY REPEALED.

SECTION 3: THAT AN EMERGENCY EXISTS FOR THE PRESERVATION OF PUBLIC HEALTH, PEACE AND SAFETY AND BY REASON WHEREOF, THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

PASSED AND APPROVED WITH THE EMERGENCY CLAUSE RULED ON SEPARATELY THIS 2nd Day of December, 2019.

_____
EVETTE MORRIS, MAYOR

ATTEST:

_____
JULIE CASTEEN, CITY CLERK

APPROVED AS TO FORM:

_____
RONALD D. CATES, CITY ATTORNEY

NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE ZONING MAP OF THE CITY OF COWETA

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:30 pm on the 25th day of November 2019.

At the above time and place will be heard a request from the City of Coweta, to change the zoning classification of a parcel of land located at 10725 South 257th East Avenue, in Section 26, Township 18 North, Range 15 East, more particularly described as follows:

Beginning at a point 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The request is to change the zoning of said legal description from (CG) General Commercial to (IL) Light Industrial Case Number CZ 19-06.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the rezoning request is approved by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the December 2, 2019 City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be reviewed at the Community Development Office at Coweta City Hall.

Dated at Coweta, Oklahoma this 25th Day of October 2019.