



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, FEBRUARY 24, 2020, 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 Coweta Planning Commission Regular Meeting
Approval of the minutes of the Coweta Planning Commission, regular meeting, held on January 27, 2020.

Documents:

[200127 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. Public Hearing CZ 20-01
Public hearing to accept public comment on CZ 20-01 SUP, a request for a Specific Use Permit by Boatmen Holdings, LLC (Owner and Applicant) for a mini storage facility for recreational vehicles and campers on property currently zoned General Commercial (CG) and located in the S1/2 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma with a physical address of 10397 South State Highway 51 in Coweta, Oklahoma.

Documents:

[200224 STAFF REPORT CZ 20 01.PDF](#)
[CZ 20-01 SUP ZONING MAP.PDF](#)
[CZ 20-01 SUP AERIAL VIEW MAP.PDF](#)
[CZ 20-01 SUP LOCATION MAP.PDF](#)
[200224 PUBLIC HEARING NOTICE CZ 20 01.PDF](#)

- 2. Public Hearing CZ 20-02
Public hearing to accept public comment on CZ 20-02, a request for a Specific Use Permit by Nemer Shiheber (Property Owner) and Sam Shiheber (Applicant) for a medical marijuana dispensary to be located on property currently zoned General Commercial (CG) and located in the N/2 of the E/2 of the NW/4 of Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma with a physical address of 11150 South 265th East Avenue, Suite A in Coweta, Oklahoma.

Documents:

[200224 STAFF REPORT CZ 2002.PDF](#)

[CZ 20-02 SUP AERIAL VIEW MAP.PDF](#)
[CZ 20-02 SUP LOCATION MAP.PDF](#)
[CZ 20-02 SUP SITE PLAN.PDF](#)
[CZ 20-02 SUP ZONING MAP.PDF](#)
[200224 PUBLIC HEARING NOTICE CZ 20 02.PDF](#)

VI. OLD BUSINESS

1. CZ 20-01

Discussion and possible action on making a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 20-01 a request for a Specific Use Permit by Boatmen Holdings, LLC (Owner and Applicant) for a mini storage facility for recreational vehicles and campers on property currently zoned General Commercial (CG) and located in the S1/2 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma with a physical address of 10397 South State Highway 51 in Coweta, Oklahoma.
(Chip Cohrs, Community Development Director)

Documents:

[200224 STAFF REPORT CZ 20 01.PDF](#)
[CZ 20-01 SUP ZONING MAP.PDF](#)
[CZ 20-01 SUP AERIAL VIEW MAP.PDF](#)
[CZ 20-01 SUP LOCATION MAP.PDF](#)

2. CZ 20-02

Discussion and possible action on making a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 20-02, a request for a Specific Use Permit by Nemer Shiheber (Property Owner) and Sam Shiheber (Applicant) for a medical marijuana dispensary to be located on property currently zoned General Commercial (CG) and located in the N/2 of the E/2 of the NW/4 of Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma with a physical address of 11150 South 265th East Avenue, Suite A in Coweta, Oklahoma.
(Chip Cohrs, Community Development Director)

Documents:

[200224 STAFF REPORT CZ 2002.PDF](#)
[CZ 20-02 SUP ZONING MAP.PDF](#)
[CZ 20-02 SUP AERIAL VIEW MAP.PDF](#)
[CZ 20-02 SUP LOCATION MAP.PDF](#)
[CZ 20-02 SUP SITE PLAN.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.



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JANUARY 27, 2020, 6:30 PM**

I. CALL TO ORDER

Vice-Chairperson Kathleen Robinson called the meeting to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Vice-Chairperson Kathleen Robinson requested that the roll be called and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of November 25, 2019.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to approve Consent Agenda.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Not present
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

V. PUBLIC HEARINGS

1. Coweta Zoning Code Text Amendment-Chapter 18

Public hearing to accept public comment on a text amendment pertaining to regulation of signs, with regard to amending language of the Coweta Zoning Code, Chapter 18, and adding Section 18.17, Community Kiosk Signs.

City Planner, Tom E. Young, Jr., read the staff report. City Manager, Roger Kolman was present for this meeting. He explained the purpose of the text amendment, saying that Community Kiosk Signs will help direct traffic on Highway 51 to businesses and development located off the highway. The kiosks will be located on city right of way or on private property. He added that these signs would help cut down on illegal signage. City Manager noted that staff recommends sending a recommendation of approval of this text amendment to the Coweta City Council.

Vice-Chairperson Kathleen Robinson opened the floor for public comment. There were no comments or questions from the citizens in attendance for this hearing. The public hearing was closed.

2. O'Reilly Auto Parts Request to Vacate Alley in Orcutt Addition

Public hearing to accept public comment on a request from O'Reilly Auto Parts Store to close and vacate the 20-foot-wide alleyway located in Block 8, Orcutt Addition and Block 5, Plat of New Coweta, as shown in Book 1M, Page 550, City of Coweta, Wagoner County, Oklahoma, less South State Highway 51 in section 18, Township 17 North, Range 16 East, City of Coweta, Wagoner County, Oklahoma.

City Planner, Tom E. Young, Jr., read the staff report. Staff report noted that staff recommends sending a recommendation of approval of this request to the Coweta City Council. Representatives for O'Reilly Auto Parts were present for this meeting but did not wish to speak to the public regarding their request.

Vice-Chairperson Kathleen Robinson opened the floor for public comment. There were no comments or questions from the citizens in attendance for this hearing. The public hearing was closed.

VI. OLD BUSINESS

1. Coweta Zoning Code Text Amendment-Chapter 18

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council for a text amendment to the Coweta Zoning Code, Chapter 18, and adding Section 18.17, Community Kiosk Signs..

There were no comments or questions from the Commissioners regarding this text amendment.

Commissioner Jessica Morris made a motion to send a recommendation of approval of this text amendment to the Coweta City Council. Commissioner Kathleen Robinson seconded that motion.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Not present
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

2. O'Reilly Auto Parts Request to Vacate Alley in Orcutt Addition

Discussion and possible action, on a recommendation of approval, approval with conditions, or denial of a request from O'Reilly Auto Parts Store to close and vacate the 20-foot-wide alleyway located in Block 8, Orcutt Addition and Block 5, Plat of New Coweta, as shown in Book 1M, Page 550, City of Coweta, Wagoner County, Oklahoma, less South State Highway 51 in section 18, Township 17 North, Range 16 East, City of Coweta, Wagoner County, Oklahoma.

There were no comments or questions from the Commissioners regarding this request.

Commissioner Jessica Morris made a motion to send a recommendation of approval of this request to the Coweta City Council. Commissioner Joanna Jones seconded that motion.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Not present
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

3. Comprehensive Plan Update

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: 1) Growth Inducers 2) Population Growth Estimates for the decade of 2020 to 2030 3) Needs Associated with Growth 4) Goals, Objectives and Policies and 5) Elements of the Draft Document.

This was a public information session. There were no comments from the public.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Vice-Chairperson Kathleen Robinson moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:12 p.m.

Approved:

Chairman

Secretary

Date



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 20-01 SUP
Date: 02-24-2020

BACKGROUND

Boatmen Holdings, LLC, the property owner and the applicant, to establish a Specific Use Permit for a Mini Storage for RV's and campers on the property located at 10397 South State Highway 51, in Section 26, Township 18 North, Range 15 East

The property is currently zoned General Commercial (CG), which includes uses by right for sales and service of automobiles, campers and boats. The same zoning classification allows use by Specific Use Permit for mini-storage facilities.

The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

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, if approved and implemented, would be compatible with the use for a mini storage on the property in the area designated within the Comprehensive Plan. Staff finds that this request is in compliance with the Coweta Comprehensive Plan. The use by right for automotive related activities in conjunction with the use by Specific Use Permit for the mini-storage facility in the CG zoning district would seem to fit within the general use being proposed by this applicant; therefore staff recommends the issuance of the Special Use Permit for this application.

STAFF RECOMMENDATION

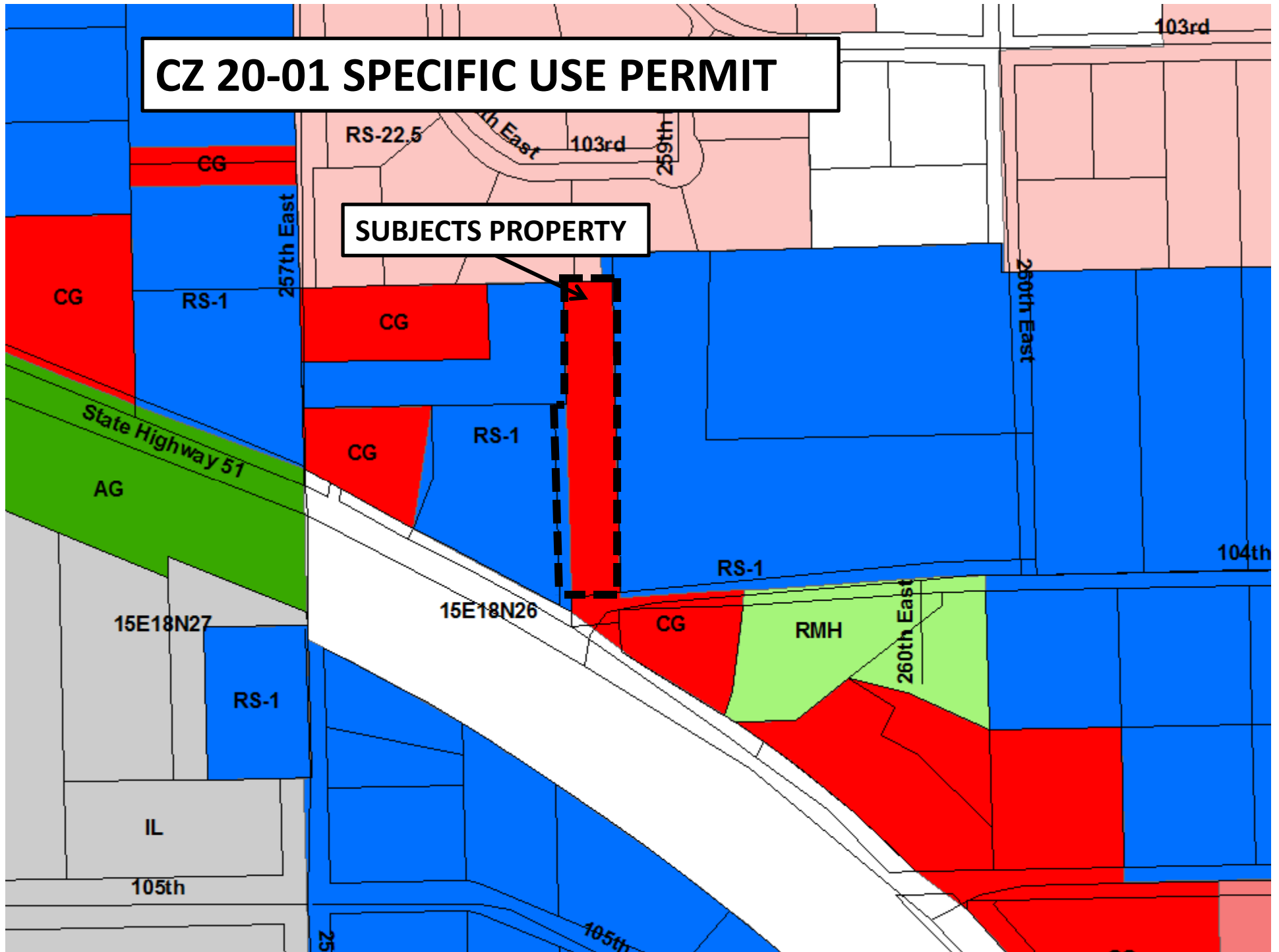
The Planning Commission can recommend approval, approval with stipulations, or disapproval of this request for a Special Use Permit to the City Council. Staff recommends approval of this request.

ATTACHMENTS

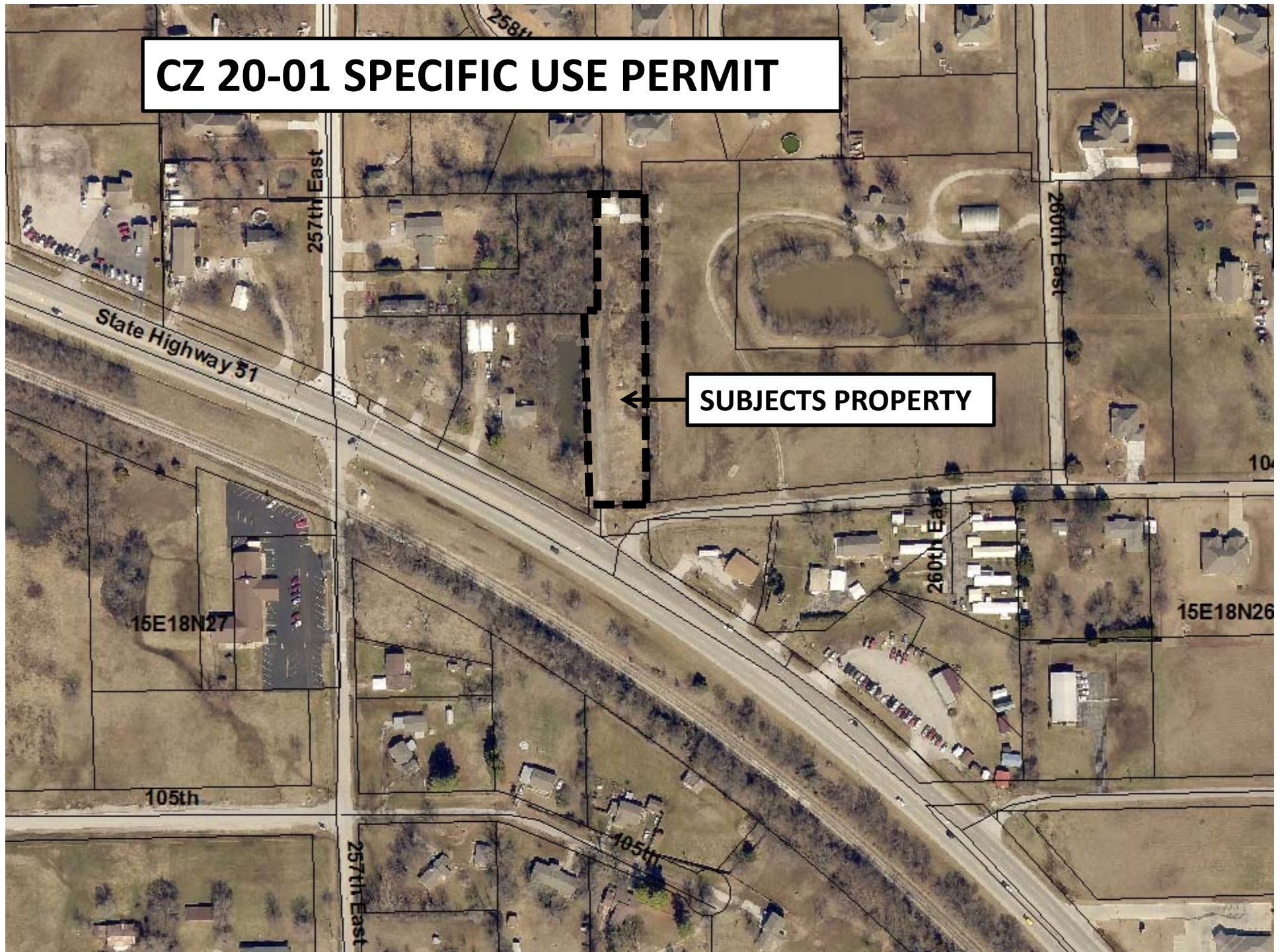
1. Aerial View Map
2. Zoning Map
3. Public Hearing Notice

CZ 20-01 SPECIFIC USE PERMIT

SUBJECTS PROPERTY

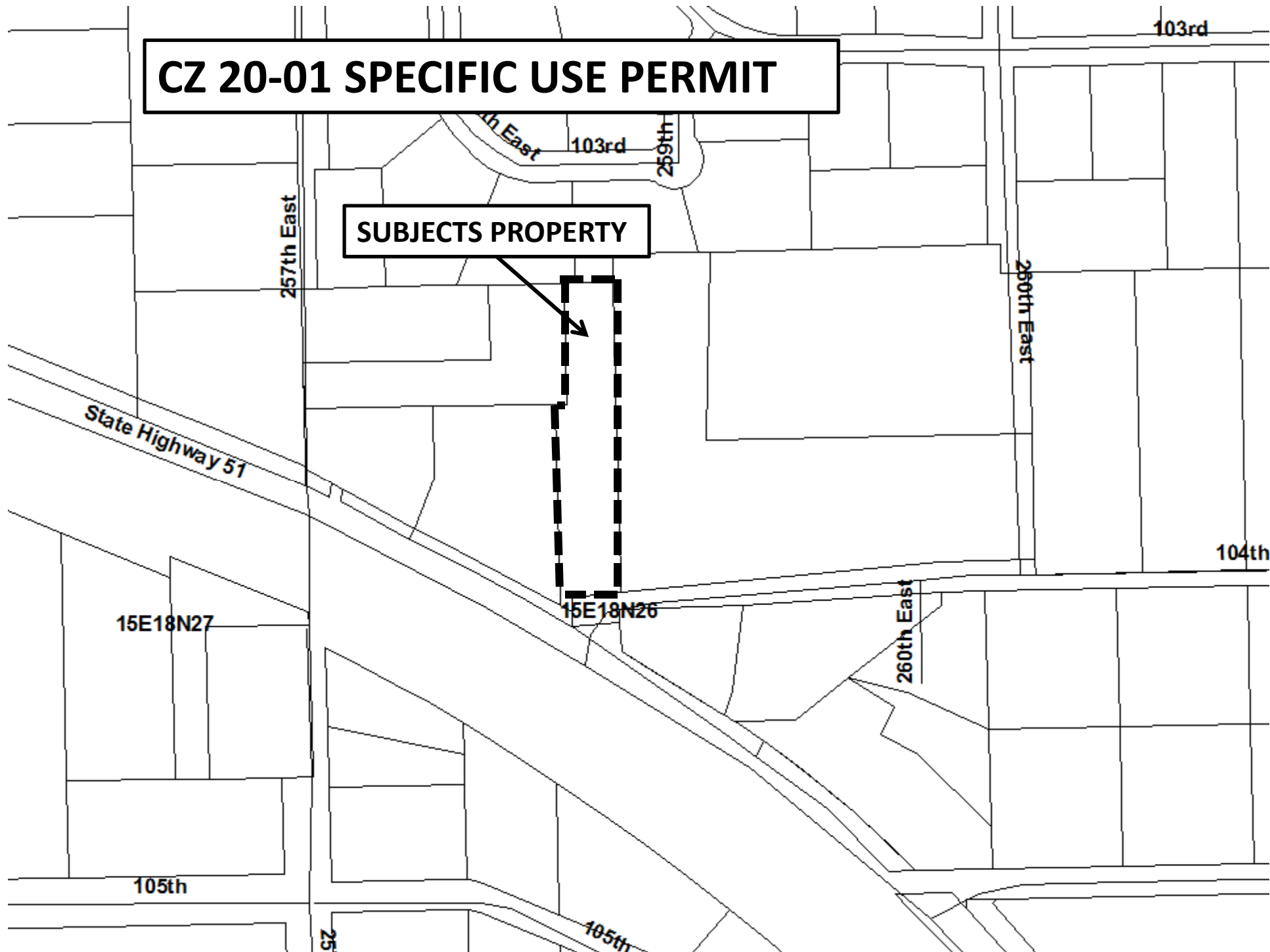


CZ 20-01 SPECIFIC USE PERMIT



CZ 20-01 SPECIFIC USE PERMIT

SUBJECTS PROPERTY



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 20-01 SUP**

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 24th day of February, 2020.

At the above time and place will be heard CZ 20-01 SUP a request from the property owner and applicant, Boatmen Holdings, LLC, to establish a Specific Use Permit for a mini storage for RV's and campers on the property located at 10397 South State Highway 51, in Section 26, Township 18 North, Range 15 East:

A tract of land lying in the S½ of NW ¼ of Section 26, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, more particularly described as follows: Beginning at a point on the Northerly line of the S½ of NW¼ of said Section, said point being 435.42 feet East of the NW Corner thereof, Thence Easterly along said North line a distance of 80.50 feet, Thence due South a distance of 538.13 feet to a point, Thence S86°18.43178'W a distance of 80.67 feet to a point, Thence N61°02'.20"W a distance of 22.86 feet to a point, Thence due North to a point, said point being 200 feet South of the Northerly line of said S½ of NW¼, Thence East a distance of 20.00 feet to a point, Thence due North to the North line of said S½ of NW¼ and the Point of Beginning.

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 proposed specific use permit is approved in whole or part 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 specific use permit is tentatively scheduled for the March 2, 2020 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.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the specific use permit may be reviewed at the Community Development Office of the City of Coweta. Please reference the above case number.

Dated at Coweta, Oklahoma this 22nd Day of January 2020.

Bill To:

Boatmen Holdings, LLC
8165 E 31st St
Tulsa, OK 74145
(918) 938-1931
Stephen.garcille@gmail.com



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 20-02 SUP
Date: 02-24-2018

BACKGROUND

Property owner, Nemer Shiheiber, and applicant, Sam Shiheiber of Flower Top Dispensary, have applied to establish a Specific Use Permit for a Medical Marijuana Dispensary in an existing building on property zoned Commercial General (CG), located at 11150 South 265th East Avenue, Suite A Coweta, OK. The property is in the N/2 of the N/2 of the E/2 of the NW/4 of Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff has received a copy of the Commercial Lease Agreement from the Property owner, and a map showing the property is over 1000 feet from any public or private school and 1000 feet from another medical marijuana retail establishments.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan and with the current zoning code.

STAFF RECOMMENDATION

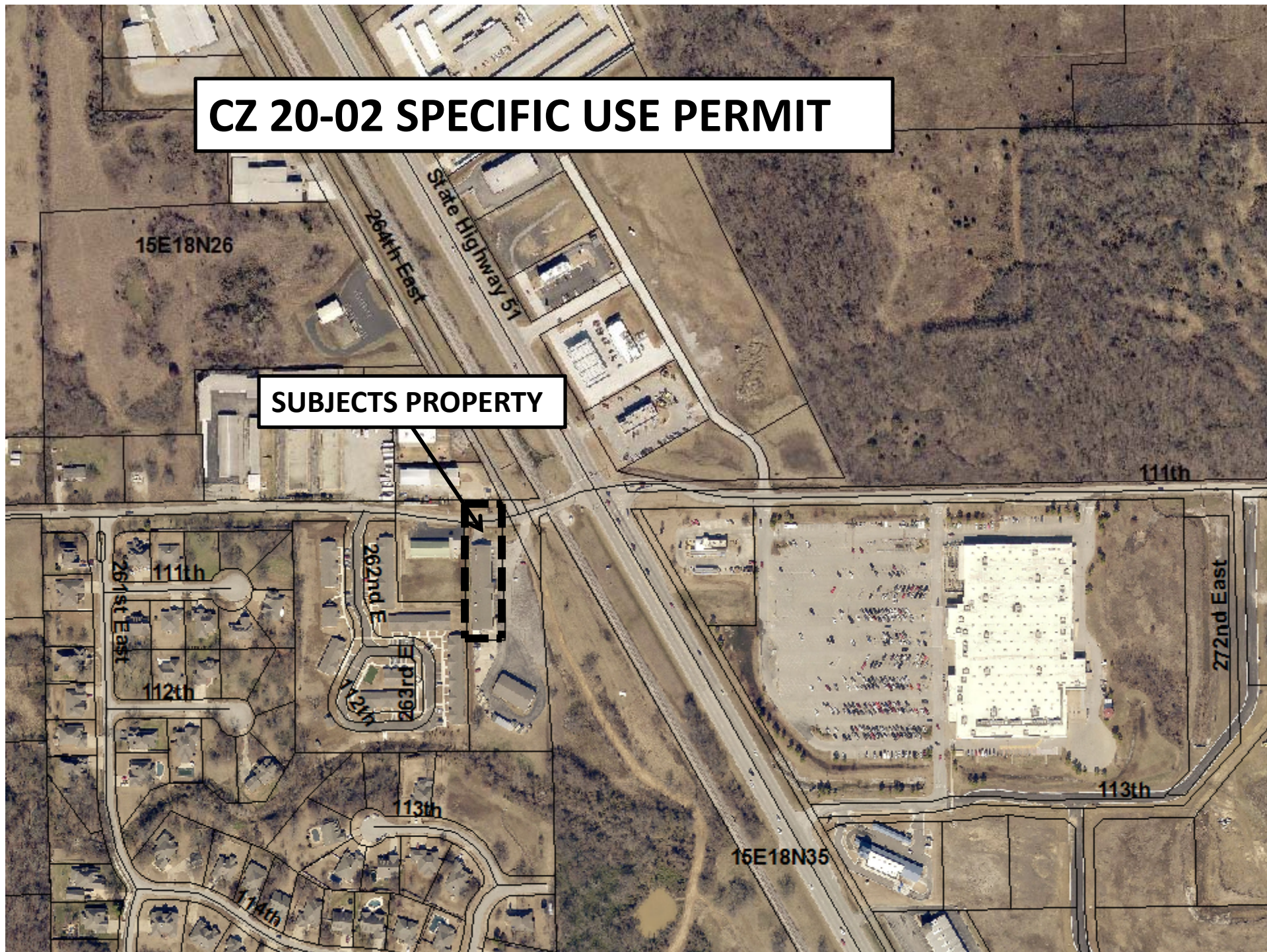
The Planning Commission can make a recommendation of approval, approval with conditions, or disapproval to the Coweta City Council on the request to establish a Specific Use Permit, CZ 20-02 SUP, for a Medical Marijuana Dispensary. Staff recommends approval of the request to establish a Specific Use Permit, CZ 20-02 SUP, for a Marijuana Retail Establishment, Medical Marijuana Dispensary.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map
3. Public Hearing Notice

CZ 20-02 SPECIFIC USE PERMIT

SUBJECTS PROPERTY



CZ 20-02 SPECIFIC USE PERMIT

15E18N26

264th East

SUBJECTS PROPERTY

111th

111th

262nd E

112th

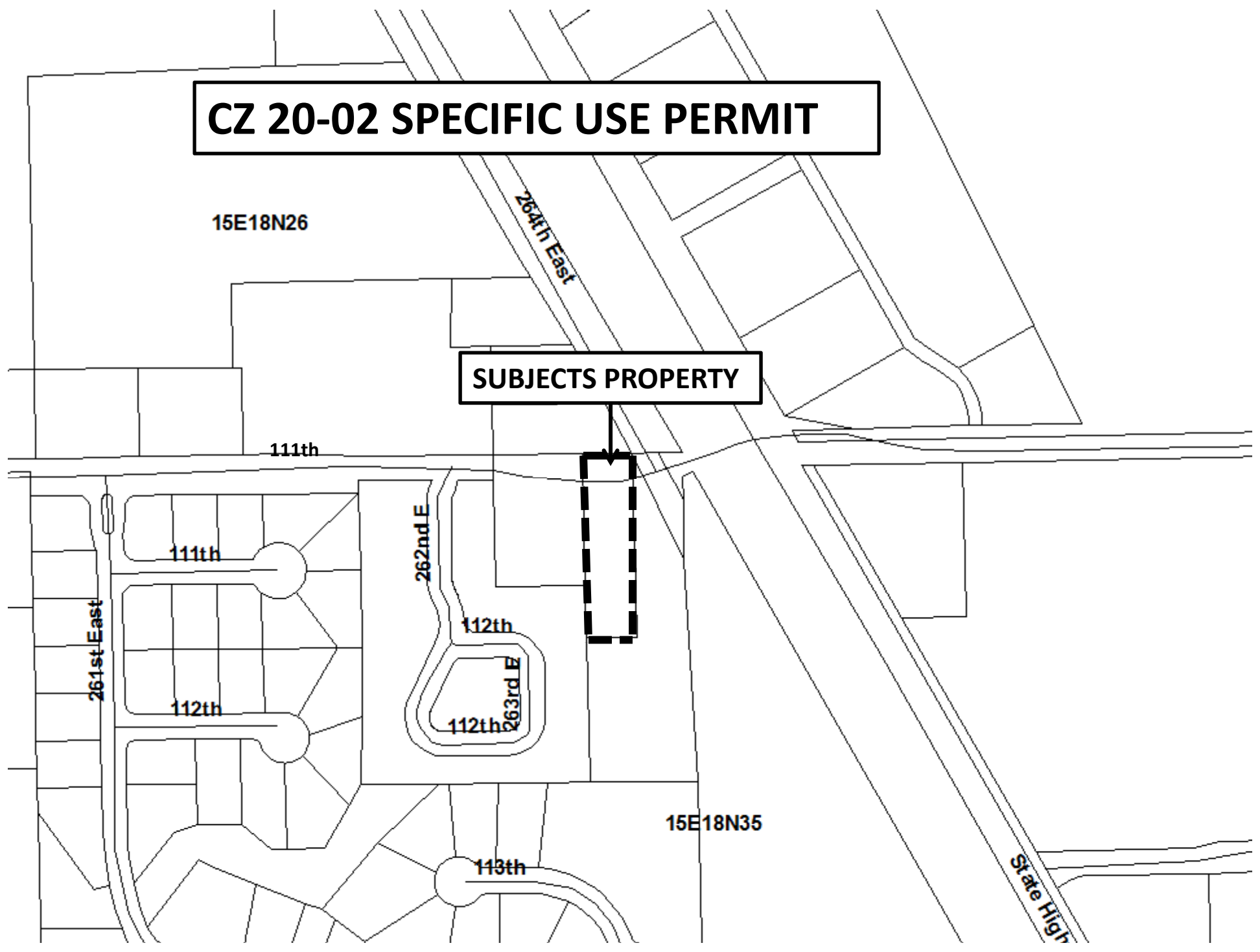
112th

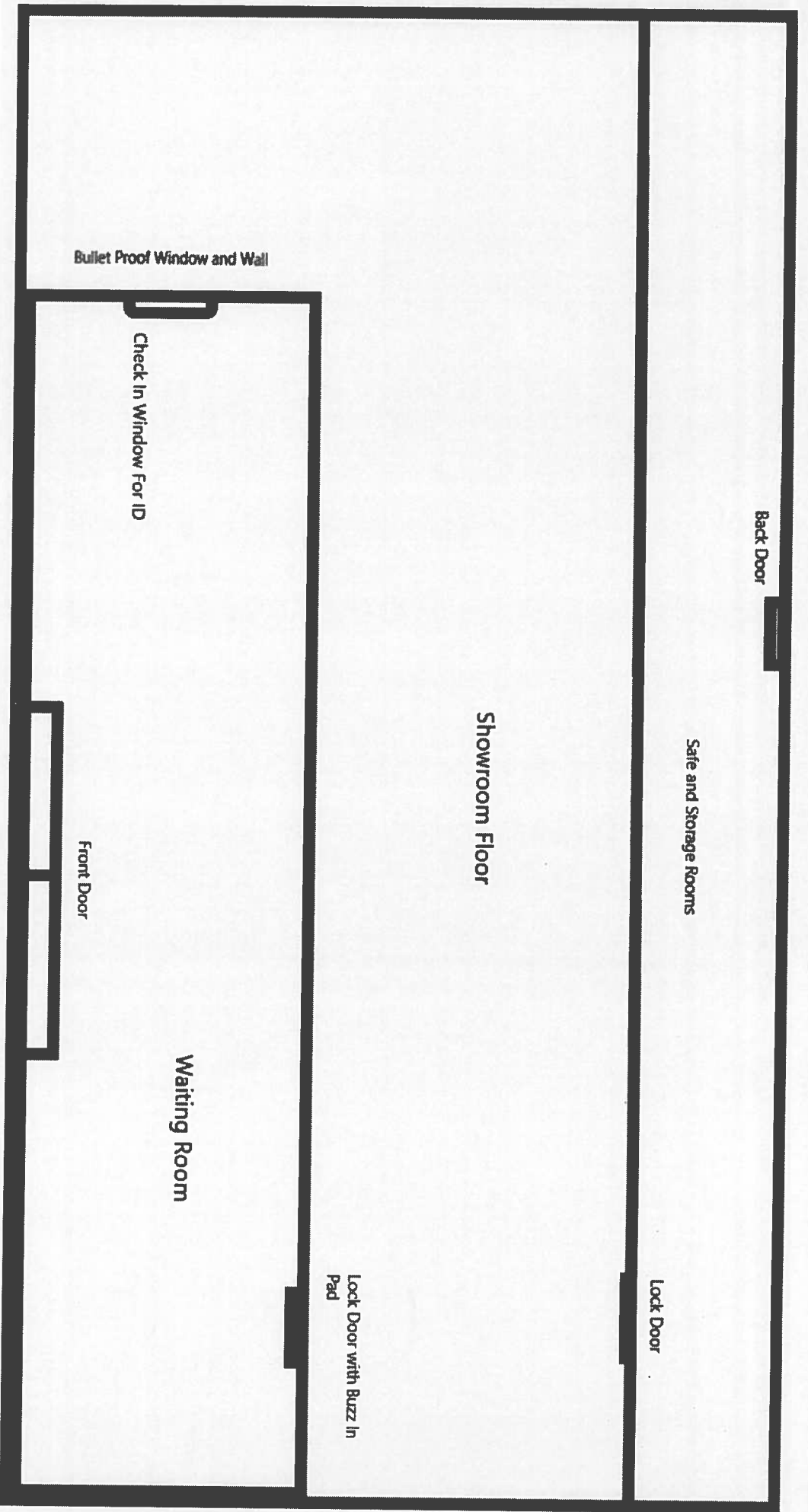
112th

113th

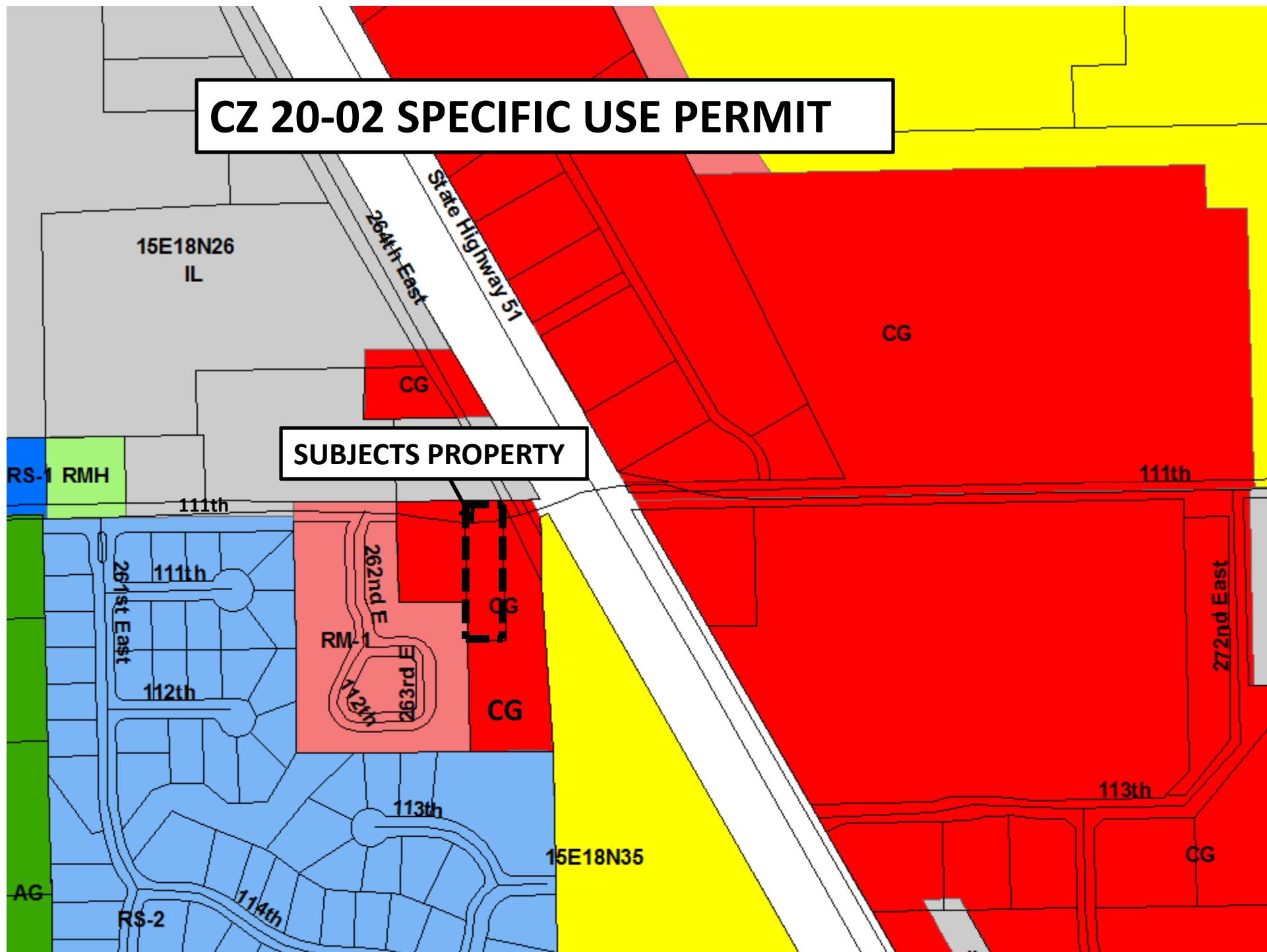
15E18N35

State High





CZ 20-02 SPECIFIC USE PERMIT



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CASE NUMBER CZ 20-02 SUP**

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At the above time and place will be heard CZ 20-02 SUP, a request from property owner, Nemer Shiheiber, and from the applicant, Sam Shiheiber of Flower Tops Dispensary, to establish a Specific Use Permit for a Medical Marijuana Dispensary in an existing building on property zoned Commercial General (CG). The property is located at 11150 South 265th East Avenue Suite A, Coweta, OK, in Section 35, Township 18 North, Range 15 East:

The West 100 feet of the East 200 feet of the North 370 feet of the N/2 of the N/2 of the E/2 of the NW/4 of Section 35, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma, containing 0.85 acres more or less

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 proposed specific use permit is approved in whole or part 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 specific use permit is tentatively scheduled for the March 2, 2020 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.

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Dated at Coweta, Oklahoma this 22nd Day of January 2020.

Bill To:

Sam Shiheiber,
Flower Tops Dispensary
11150 South 265th East Avenue Suite A
Coweta, OK 74429
(918) 269-3544
Greenthumb.coweta@gmail.com



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STAFF RECOMMENDATION

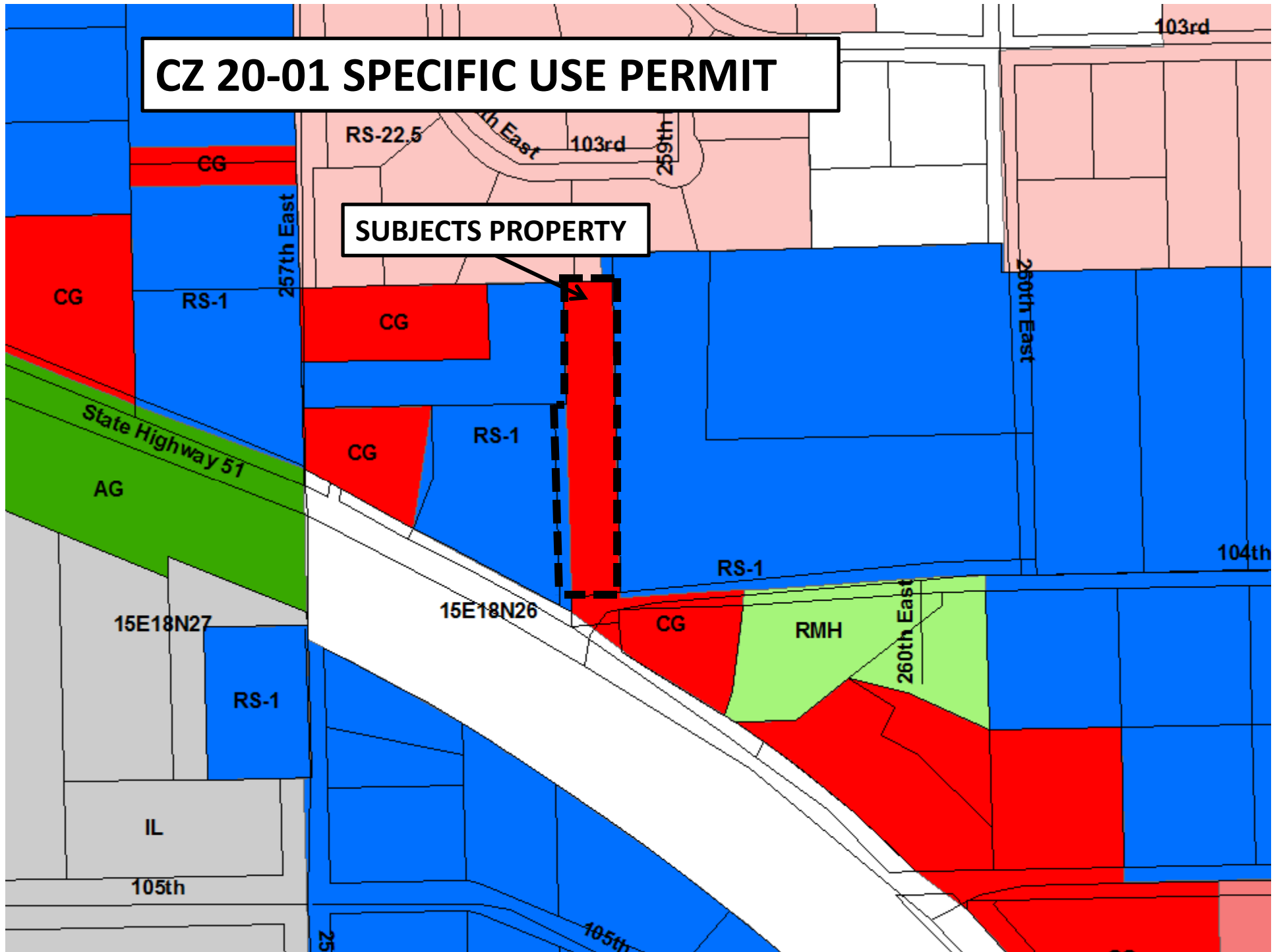
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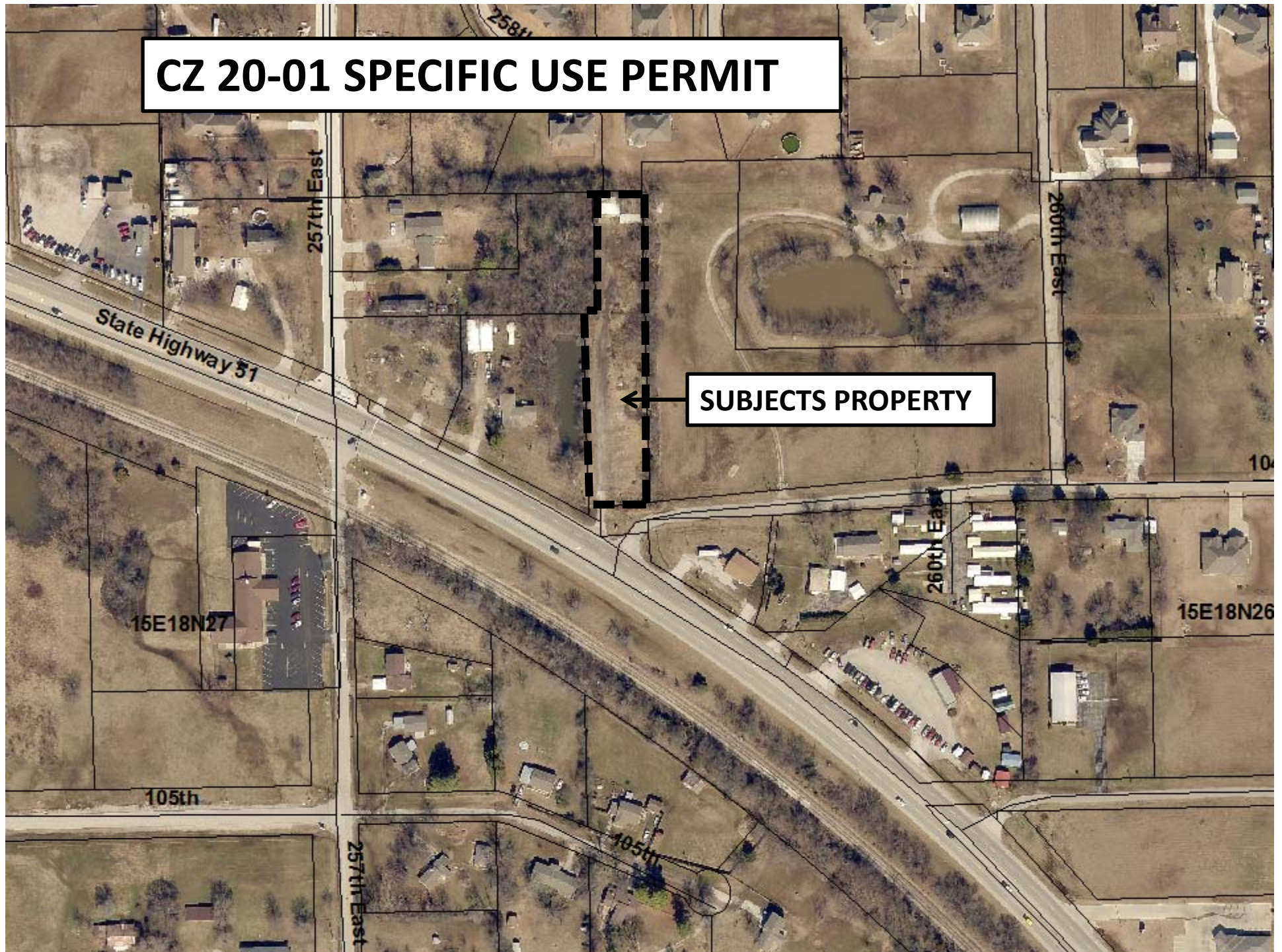
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CZ 20-01 SPECIFIC USE PERMIT

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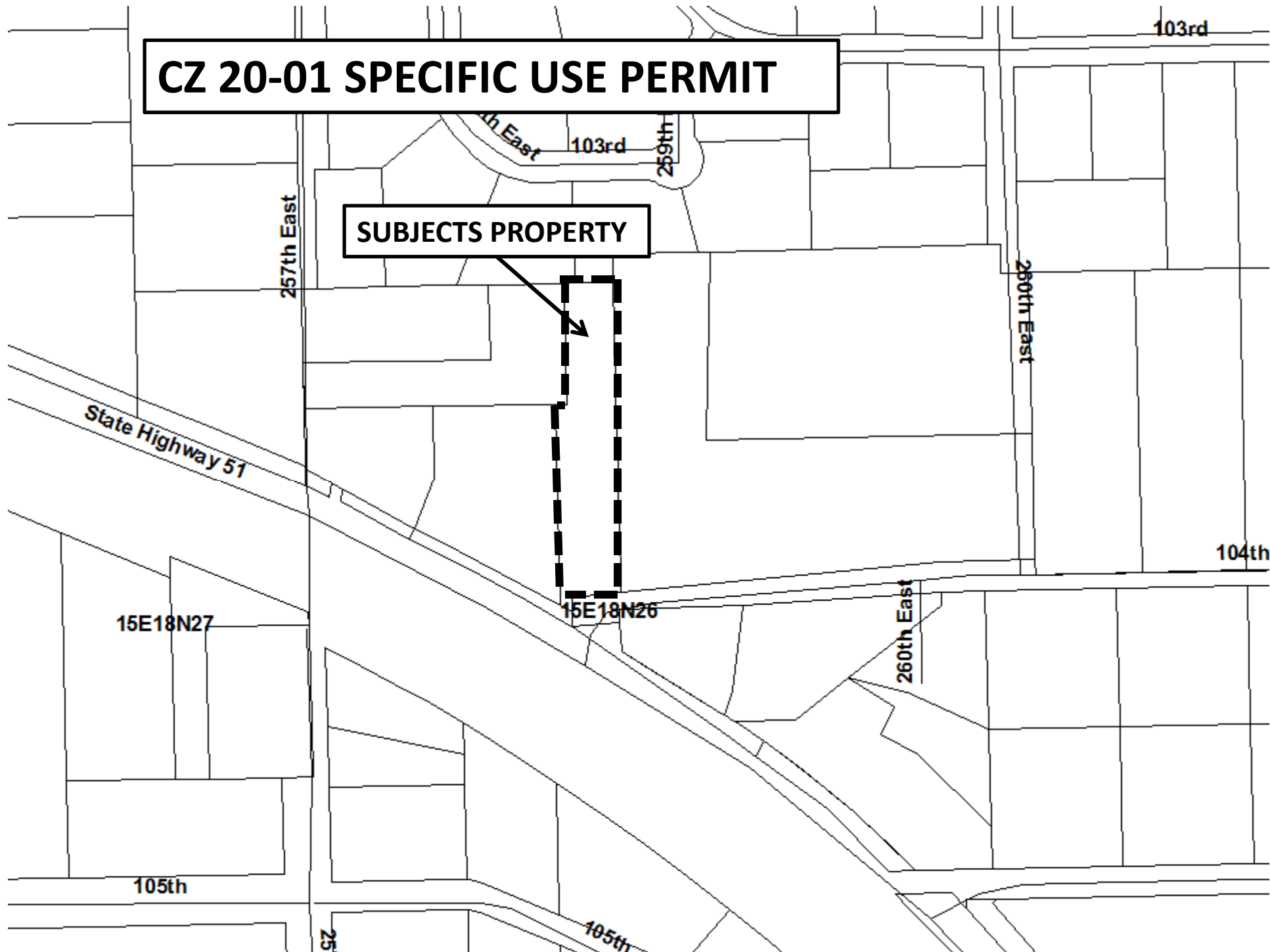


CZ 20-01 SPECIFIC USE PERMIT



CZ 20-01 SPECIFIC USE PERMIT

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Staff has received a copy of the Commercial Lease Agreement from the Property owner, and a map showing the property is over 1000 feet from any public or private school and 1000 feet from another medical marijuana retail establishments.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan and with the current zoning code.

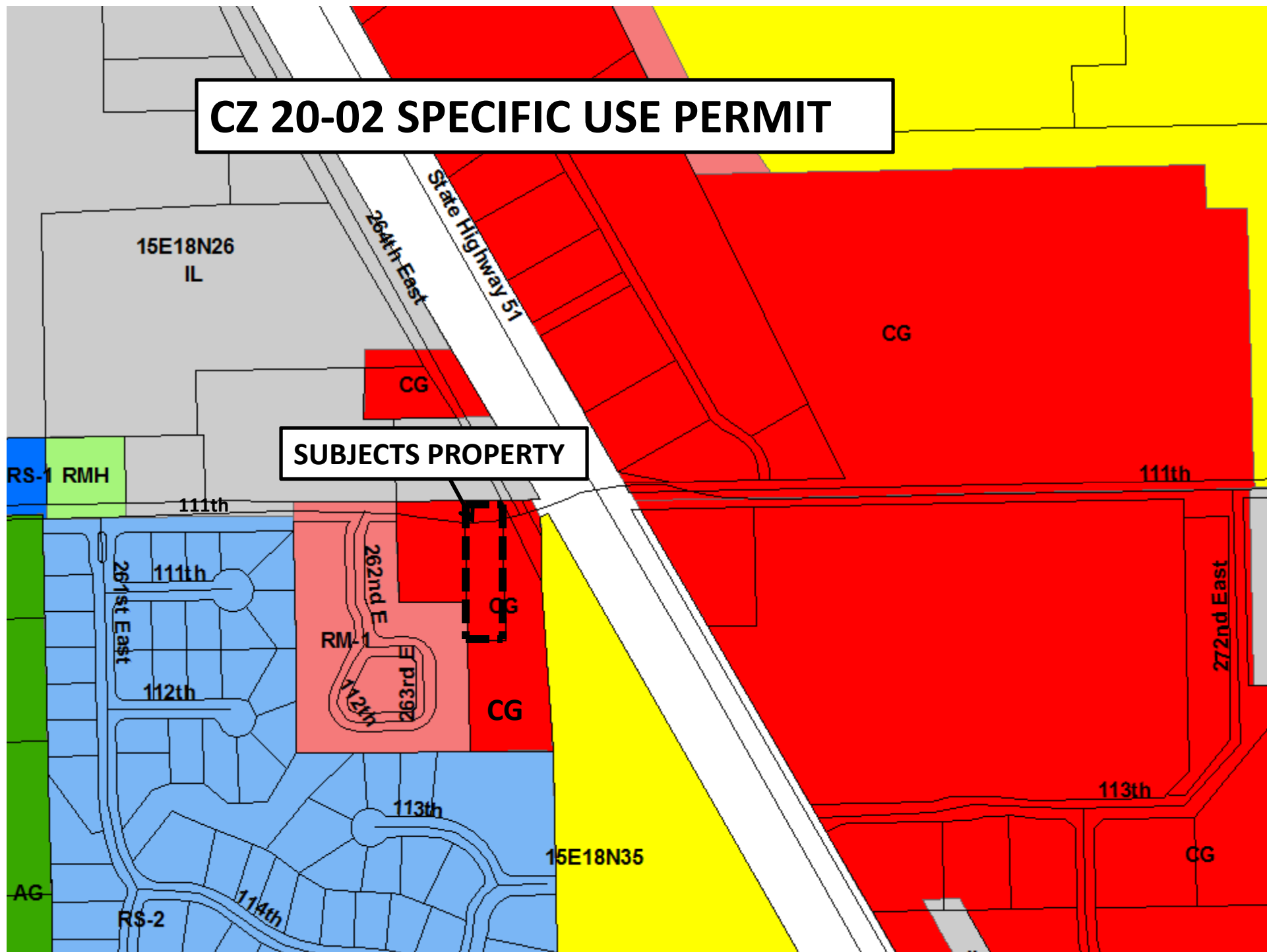
STAFF RECOMMENDATION

The Planning Commission can make a recommendation of approval, approval with conditions, or disapproval to the Coweta City Council on the request to establish a Specific Use Permit, CZ 20-02 SUP, for a Medical Marijuana Dispensary. Staff recommends approval of the request to establish a Specific Use Permit, CZ 20-02 SUP, for a Marijuana Retail Establishment, Medical Marijuana Dispensary.

ATTACHMENTS

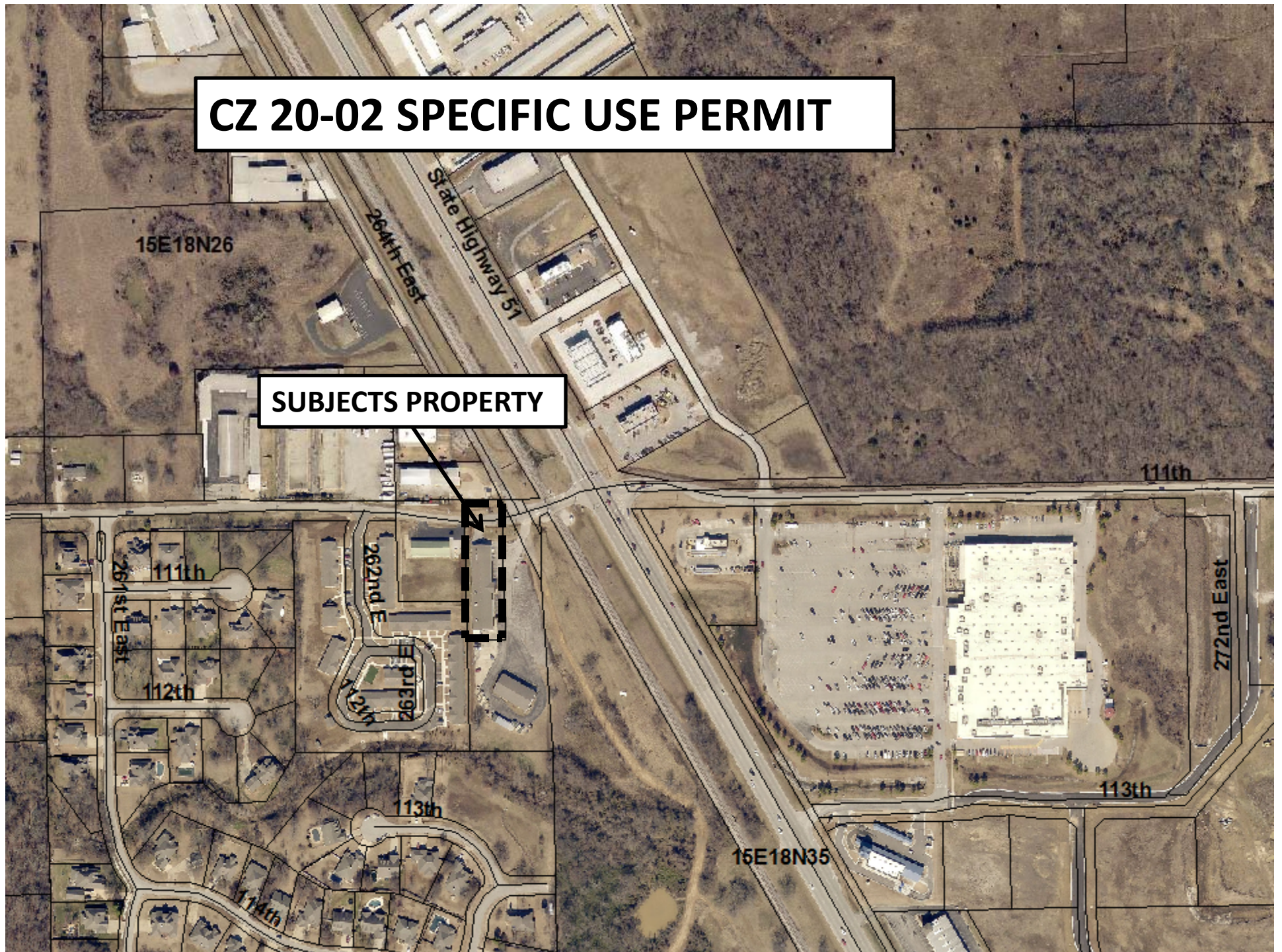
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CZ 20-02 SPECIFIC USE PERMIT



CZ 20-02 SPECIFIC USE PERMIT

SUBJECTS PROPERTY



CZ 20-02 SPECIFIC USE PERMIT

15E18N26

264th East

SUBJECTS PROPERTY

111th

111th

262nd E

112th

112th

112th

113th

15E18N35

State High

