



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, DECEMBER 21, 2020, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:10 p.m.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was performed before the Board of Adjustment meeting, which preceded this meeting. It was not repeated at this meeting.

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Absent
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

1. Consideration of the minutes of the regular meeting of October 19, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing-PUD-C 20-03

Public hearing to accept public comment on an application for a Planned Unit Development, PUD-C 20-03, on property consisting of approximately 0.78 acres, more or less, in Coweta, Oklahoma, located at South 257th East Avenue and East State Highway 51, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This property has a physical address of 25705 East State Highway 51.

The applicant, Mr. Stephen Garcille, was present for this meeting. He gave a presentation on the conceptual idea of The Boxyard, including slides with examples of other similar shipping container commercial properties around the country.

Chairperson Melanie Lander opened the floor for public comment. There were no comments or questions from the citizens in attendance. The public hearing was closed.

2. Public Hearing-CZ 20-14 Rezone

Public hearing to accept public comment on CZ 20-14, an application to change the zoning from CG (Commercial General) to RS-3 (Residential Single-Family) for the following described property: Lots 23, 24, 25 and 26, Block 47, less that part of lots 25 and 26 described as: beginning at the Northeast corner of lot 26, thence West 30 feet, thence South 40 feet, thence East 30 feet, thence North 40 feet, to the point of beginning, New Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof. This property is located at 421 East Sycamore Street, Coweta, OK.

The applicant, Ms. Nancy Marshall, was present for this meeting. She explained her reason for the rezone request to those in attendance at this meeting.

Chairperson Melanie Lander opened the floor for public comment. A citizen, Mr. Samuel Barnes, who owns a residential lot near Ms. Marshall's lots, came forward to get clarification on the rezone procedure. He was concerned that this rezone, if approved, would also rezone his property. Community Development Director, Carolyn Back, assured him that if the rezone request were approved, his property would not be rezoned.

There were no other comments or questions from the citizens in attendance. The public hearing was closed.

3. Public Hearing-Preliminary Plat-The Woods I

Public hearing to accept public comment on a request for preliminary plat approval of The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This plat is part of Planned Unit Development No. R 13-02 with RS-2 (Residential Single Family) and RM-1 (Residential Multi-Family) zoning.

The applicant, Mr. Ricky Jones of Tanner Consulting, representing the developer, was present for this meeting. Mr. Jones gave a presentation on some of the plans for the development. He noted that the Technical Advisory Committee had no issues with Phase I. Discussion on lot sizes, location, etc., took place between the Planning Commission members and Mr. Jones.

Chairperson Melanie Lander opened the floor for public comment. A citizen, Mr. Joseph Miller, came forward and pointed out the location of his property on the map. He expressed concern about stormwater drainage with the new development. He also does not approve of the smaller lots being right up against their larger lots, saying it will bring down their property value. Community Development Director, Carolyn Back, responded to Mr. Miller, saying that the engineering plans are currently under review. The plans have to meet current standards, or they cannot move forward. Mr. Jones was given a chance to rebut and said he had similar discussions with some of Mr. Miller's neighbors, who also had concerns about drainage. He said that hydrology plans have been submitted. He explained that Tanner Consulting is working to ensure that the stormwater runoff is designed to not have a negative impact on surrounding properties.

There were no other comments or questions from the citizens in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. CLS 20-08 Minor Subdivision

Discussion and possible action on the approval, approval with conditions, or denial of a minor subdivision, Case No. CLS 20-08, on property located at 28897 East 141st Street South, in Section 7, Township 17 North, Range 1 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Melanie Lander asked if the Commissioners had any questions. There were none. Commissioner Kathleen Robinson made a motion to approve with conditions listed in the Staff Report. Commissioner Carter Mathews seconded that motion.

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

Carter Mathews	Yes – to approve with conditions
Kathleen Robinson	Yes – to approve with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to approve with conditions
Melanie Lander	Yes – to approve with conditions

2. PUD-C 20-03

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Planned Unit Development, PUD-C 20-03, on property consisting of approximately 0.78 acres, more or less, in Coweta, Oklahoma, located at South 257th East Avenue and East State Highway 51, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This property has a physical address of 25705 East State Highway 51.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendations. There were no questions from the Commissioners. Commissioner Carter Mathews made a motion to recommend approval to the Coweta City Council per Staff recommendation and conceptual plan. Commissioner Joanna Jones seconded that motion.

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

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

3. CZ 20-14 Rezone

Discussion and possible action on the approval, approval with conditions, or denial to the Coweta City Council on CZ 20-14, an application to change the zoning from CG (Commercial General) to RS-3 (Residential Single-Family) at the following described property: Lots 23, 24, 25 and 26 block 47, less that part of lots 25 and 26 described as: beginning at the Northeast corner of lot 26, thence West 30 feet, thence South 40 feet, thence East 30 feet, thence North 40 feet to the point of beginning, New Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof. Located at 421 East Sycamore Street, Coweta, OK.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendations. There were no questions from the Commissioners. Commissioner Carter Mathews made a motion to recommend approval to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

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

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval

Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

4. Preliminary Plat-The Woods I

Discussion and possible action on the approval, approval with conditions, or denial of a request for preliminary plat approval of The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This plat is part of the Planned Unit Development No. R 13-02 with RS-2 (Residential Single-Family) and RM-1 (Residential Multi-Family) zoning.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendation to approve the preliminary plat with the conditions listed in the Staff Report. Commissioner Carter Mathews made a motion to recommend approval with conditions listed in the Staff Report. Commissioner Kathleen Robinson seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

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 6:49 p.m.

Approved:



 Chairman

2/16/2021

 Date



 Secretary