



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
TUESDAY, FEBRUARY 16, 2021, 6:00 PM**

I. CALL TO ORDER

Vice-Chairperson Kathleen Robinson called the meeting to order at 6:03 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	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 December 21, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones 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	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent

V. PUBLIC HEARINGS

1. Public Hearing PUD-C 21-01

Public hearing to accept public comment on an application for a Planned Unit Development, PUD-C 21-01, on property consisting of approximately 82.73 acres, more or less, in Coweta, Oklahoma, located at the Northwest corner of the intersection of East State Highway 51 and South 353rd East Avenue.

The applicant, Mr. Ryan McCarty, was present for this meeting. He came forward and gave a short explanation for seeking the PUD. There were no questions for Mr. McCarty from the Commissioners.

Vice-Chairperson Kathleen Robinson opened the floor for public comment. Several citizens came forward to voice their concerns about the proposed PUD. The first was Mr. Mitch McClain. He feels 54 acres of industrial property would be located too close to a residential neighborhood. He explained that he purchased property, built a home and desires to preserve the land's natural beauty, and that will be difficult with a possible industrial park nearby. He also noted concern regarding what it would cost to get sewer service out to the property.

The next citizen to speak was Mr. Chris Hagins. He mentioned that he agreed with what Mr. McClain had said and also voiced additional concerns. One concern was infrastructure. He questioned whether the city would maintain it since the property is so close to the city limit/county dividing line. Another concern was the possibility that a nearby industrial development would decrease the value of his and his neighbor's 5-acre agricultural lots.

Next to speak was Mr. Ron Jones. He reiterated that his and his neighbor's properties are agricultural, each lot is 5 to 7 acres, and none of them want industrial development so close to their homes.

Mr. Don Walton came forward and noted that he agrees with all the previous comments. He also put forth the idea that he and his neighbors could get together and put in a competitive bid when the property is ready to be developed.

Citizens Hart Morris, Wayne Cooper, and Jerry Turner each came forward to inform the Commissioners that they concur with all the comments voiced at the meeting today.

Mr. Ryan McCarty was given the opportunity to address the concerns of the citizens. He started by saying the Coweta Comprehensive Plan does show future land use designations to be commercial and industrial, but the property owner originally sought to have commercial and residential zoning on this property. He noted that to change the zoning to residential would also require a Comprehensive Plan amendment. The applicant is willing to move forward with submitting for a Comprehensive Plan amendment because the citizens do not want industrial development on this property. He noted the difficulty of their position with trying to follow the Coweta Comprehensive Plan, but also recognizing that zoning is an area of concern with the surrounding citizens.

Lastly, Mr. Chris Hagins asked if the appeal submitted to the City with the citizen signatures had been received. Community Development Director, Carolyn Back, responded that the PUD cannot be appealed at this time since the Planning Commission had not yet heard the case and made recommendation to the City Council. After the Planning Commission sends a recommendation to the City Council and they put forth their decision, if the citizens still wish to appeal it, the appeal will have to be filed with the City Clerk.

There were no further comments from the citizens in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. PUD-C 21-01

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 21-01, on property consisting of approximately 82.73 acres, more or less, in Coweta, Oklahoma, located at the Northwest corner of the intersection of East State Highway 51 and South 353rd East Avenue in Section 15, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the Staff Report, which included the approved uses for Industrial Medium and Commercial High zoning. She read the Staff

Recommendations, to which the property owner has agreed. She informed the Planning Commission of the actions they could take on this issue, including approval, approval with conditions, denial, or continuing the issue to give the property owner a chance to work with their neighbors and see if they may come to an agreement on how to proceed.

Commissioner Carter Mathews asked if it would be possible to get residential zoning on this property. Ms. Back responded that the residential zoning can be put into the PUD, but residential zoning would require an amendment to the Coweta Comprehensive Plan. She added that the possibility of a mixed-use (Commercial/Residential) development has also been discussed with the property owner, which should not require an amendment to the Comprehensive Plan.

Commissioner Jessica Morris commented that she feels a continuation of this matter to the next Planning Commission meeting in March would be appropriate to give the property owner and his representative more time to meet with the community members and come up with a plan that is amenable to the property owner and the neighbors.

Commissioner Jessica Morris made a motion to continue this matter to the next Planning Commission meeting scheduled for March 15, 2021. Commissioner Kathleen Robinson seconded that motion.

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

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

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 6:39 p.m.

Approved:


Chairman


Secretary

3.15.21
Date