



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, MARCH 15, 2021, 6:00 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 REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION MEETING HELD ON FEBRUARY 16, 2021.

Documents:

[210216 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

- 1. PUBLIC HEARING-CZ 21-02 SUP
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT, CZ 21-02 SUP, FOR A MEDICAL MARIJUANA BUSINESS/GROWING FACILITY, IN AN EXISTING BUILDING ON PROPERTY ZONED INDUSTRIAL LIGHT (IL) LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 10725 SOUTH 257TH EAST AVENUE, COWETA, OKLAHOMA.

Documents:

[CZ 21-02 SUP AERIAL VIEW MAP.PDF](#)
[CZ 21-02 SUP AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CZ 21-02 SUP LOCATION MAP.PDF](#)
[CZ 21-02 SUP ZONING MAP.PDF](#)
[1000FT. OMMA MAP.JPG](#)
[20210302_125103.JPG](#)
[20210302_125234.JPG](#)
[WAREHOUSEGROWDETAILROOMS.JPG](#)
[WAREHOUSEGROWROOMS.JPG](#)

VI. OLD BUSINESS

- 1. CZ 21-02 SUP
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR

A SPECIFIC USE PERMIT (CZ 21-02 SUP) FOR A MEDICAL MARIJUANA BUSINESS/GROWING FACILITY IN AN EXISTING BUILDING ON PROPERTY ZONED INDUSTRIAL LIGHT (IL), LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 10725 SOUTH 257TH EAST AVENUE, COWETA, OKLAHOMA.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210315 STAFF REPORT CZ21-02 SUP.PDF](#)
[CZ 21-02 SUP AERIAL VIEW MAP.PDF](#)
[CZ 21-02 SUP AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CZ 21-02 SUP LOCATION MAP.PDF](#)
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[WAREHOUSEGROWDETAILROOMS.JPG](#)
[WAREHOUSEGROWROOMS.JPG](#)

2. PUD-C 21-01 (CONTINUED FROM FEBRUARY 2021)
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.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210315 STAFF REPORT PUD-C 2021-01.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
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

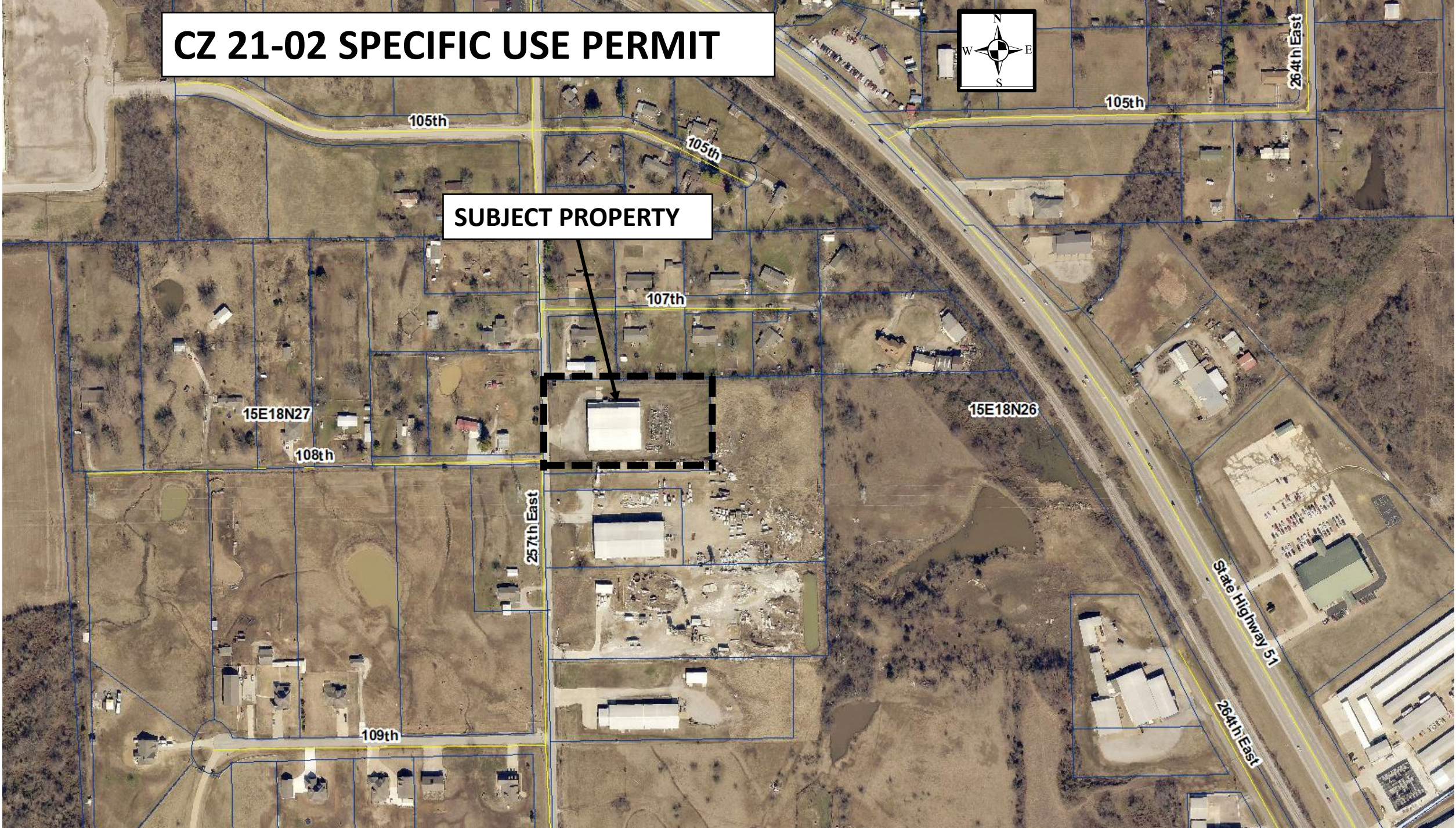
Secretary

Date

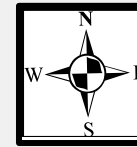
CZ 21-02 SPECIFIC USE PERMIT



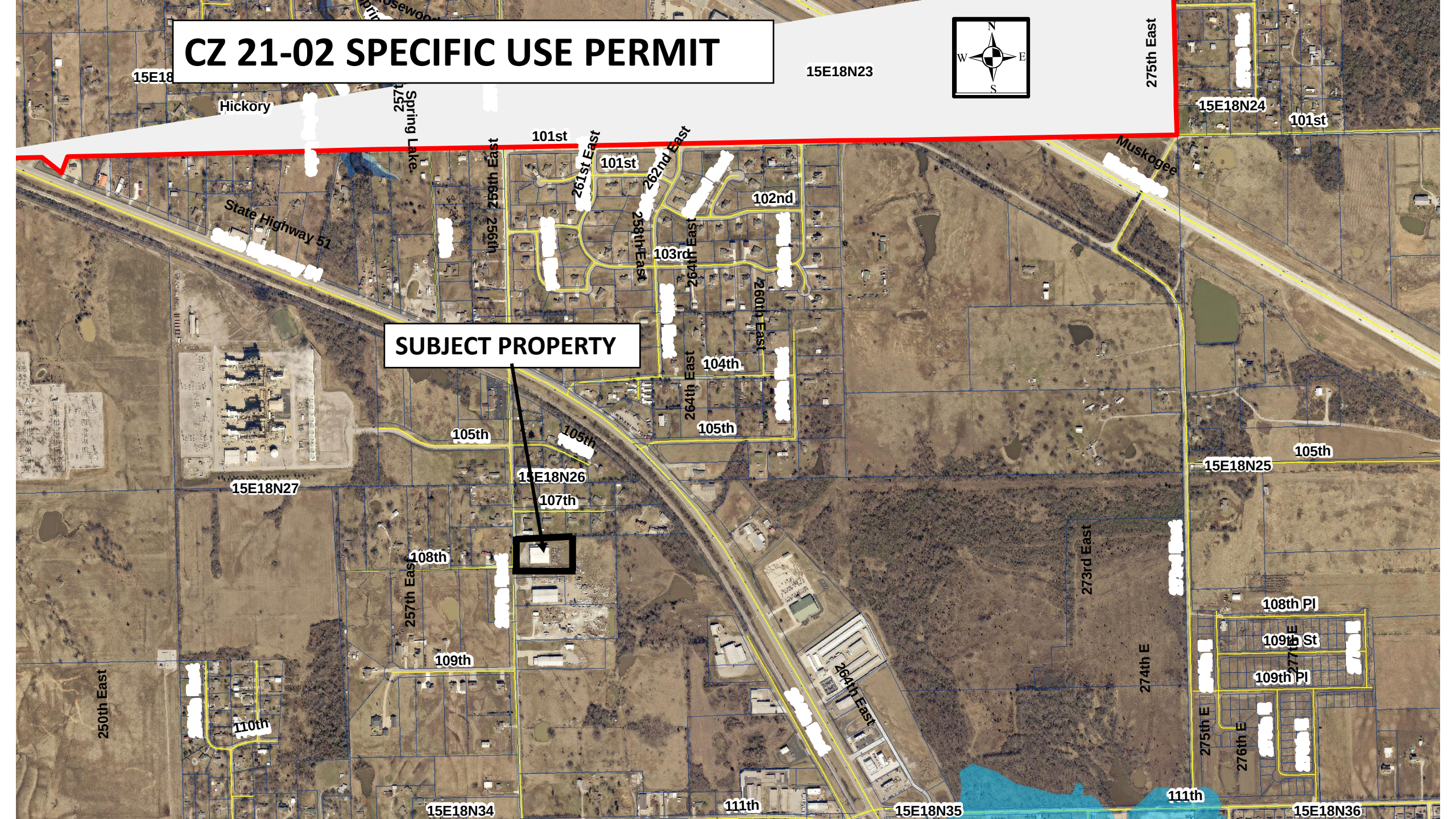
SUBJECT PROPERTY



CZ 21-02 SPECIFIC USE PERMIT



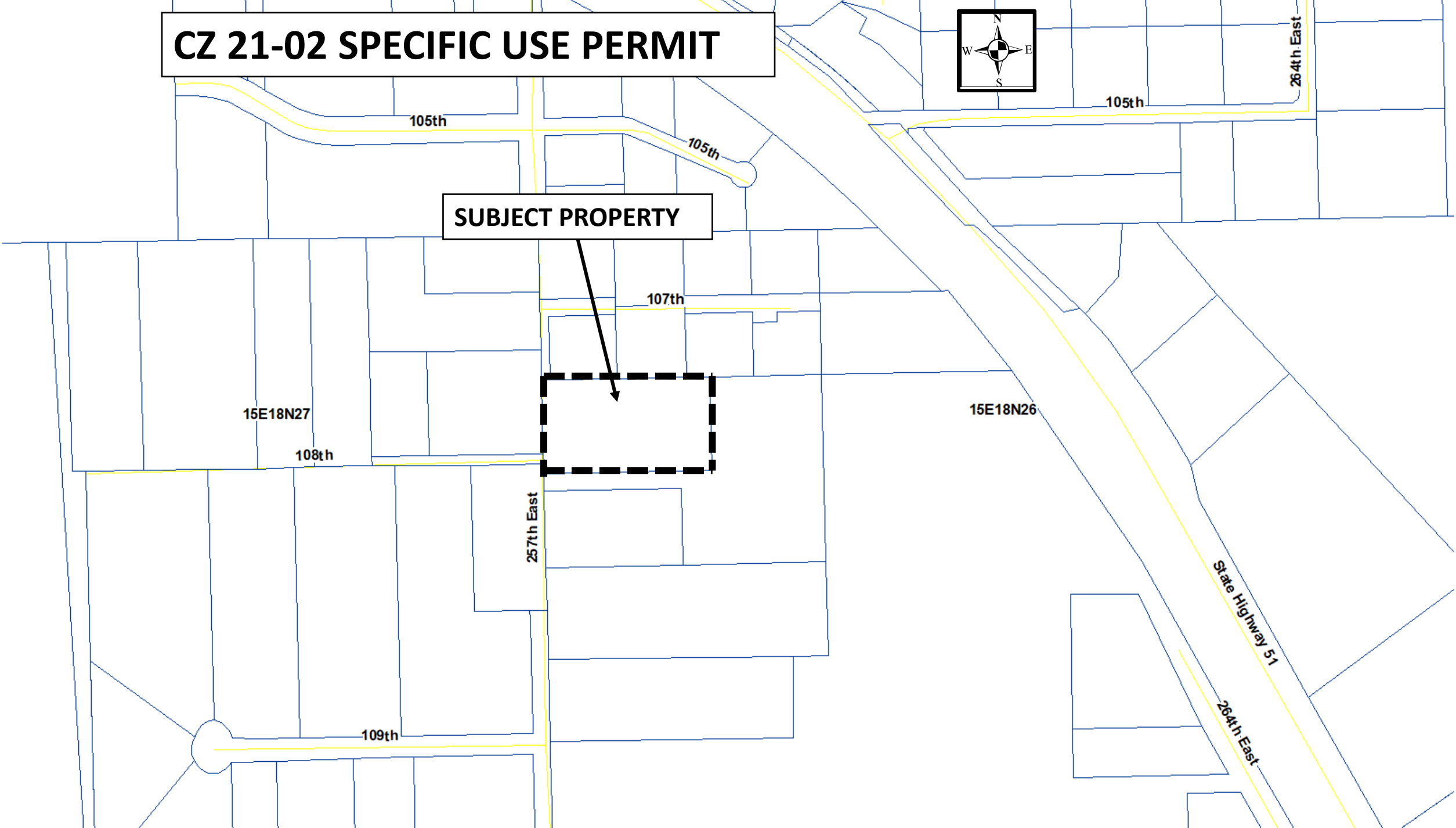
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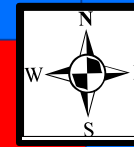
CZ 21-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

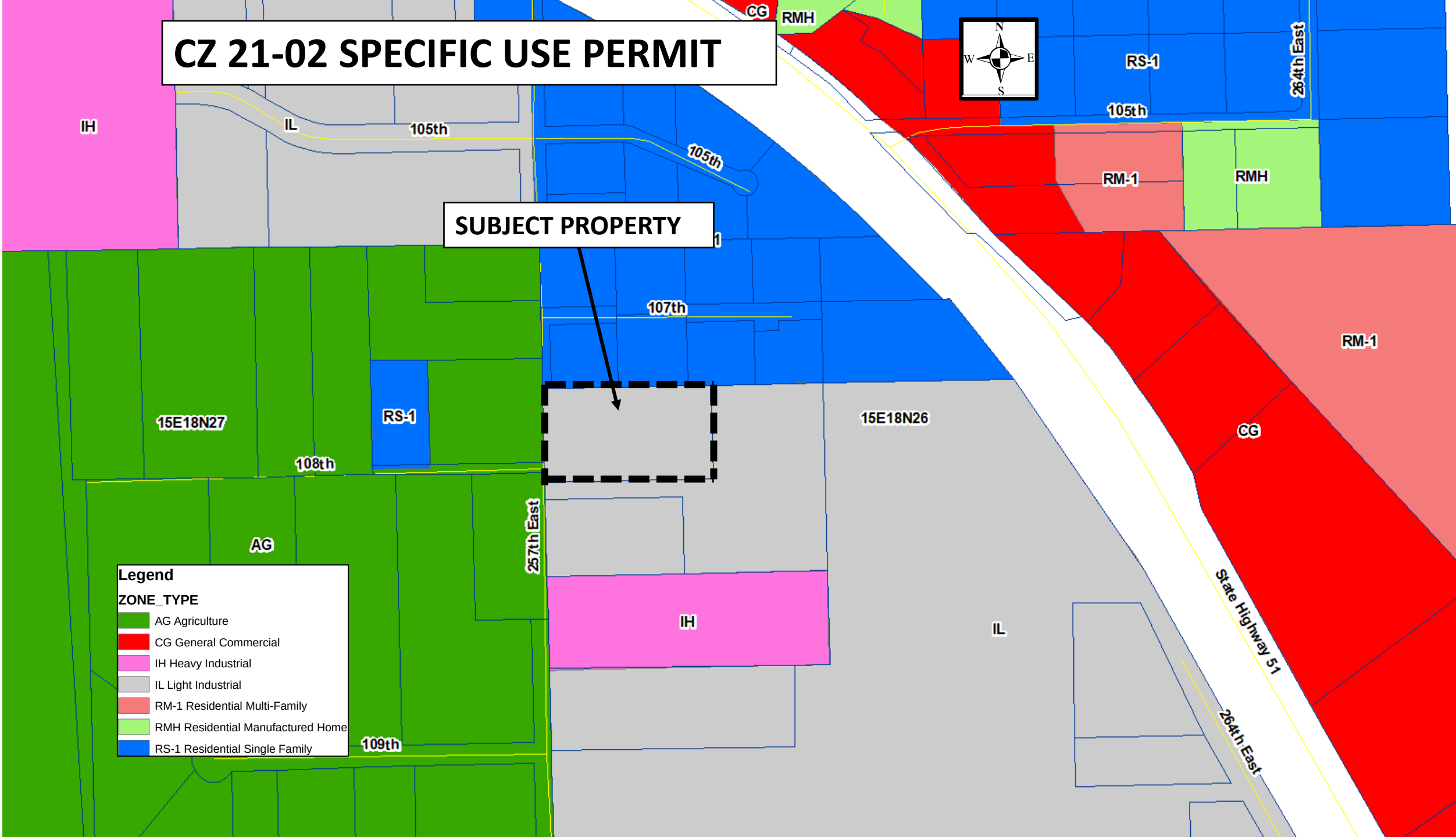


CZ 21-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

Legend	
ZONE_TYPE	
■	AG Agriculture
■	CG General Commercial
■	IH Heavy Industrial
■	IL Light Industrial
■	RM-1 Residential Multi-Family
■	RMH Residential Manufactured Home
■	RS-1 Residential Single Family





SAFE Map



Locate

Search for an address or locate on map

10725 S 257th East Ave, Broken X



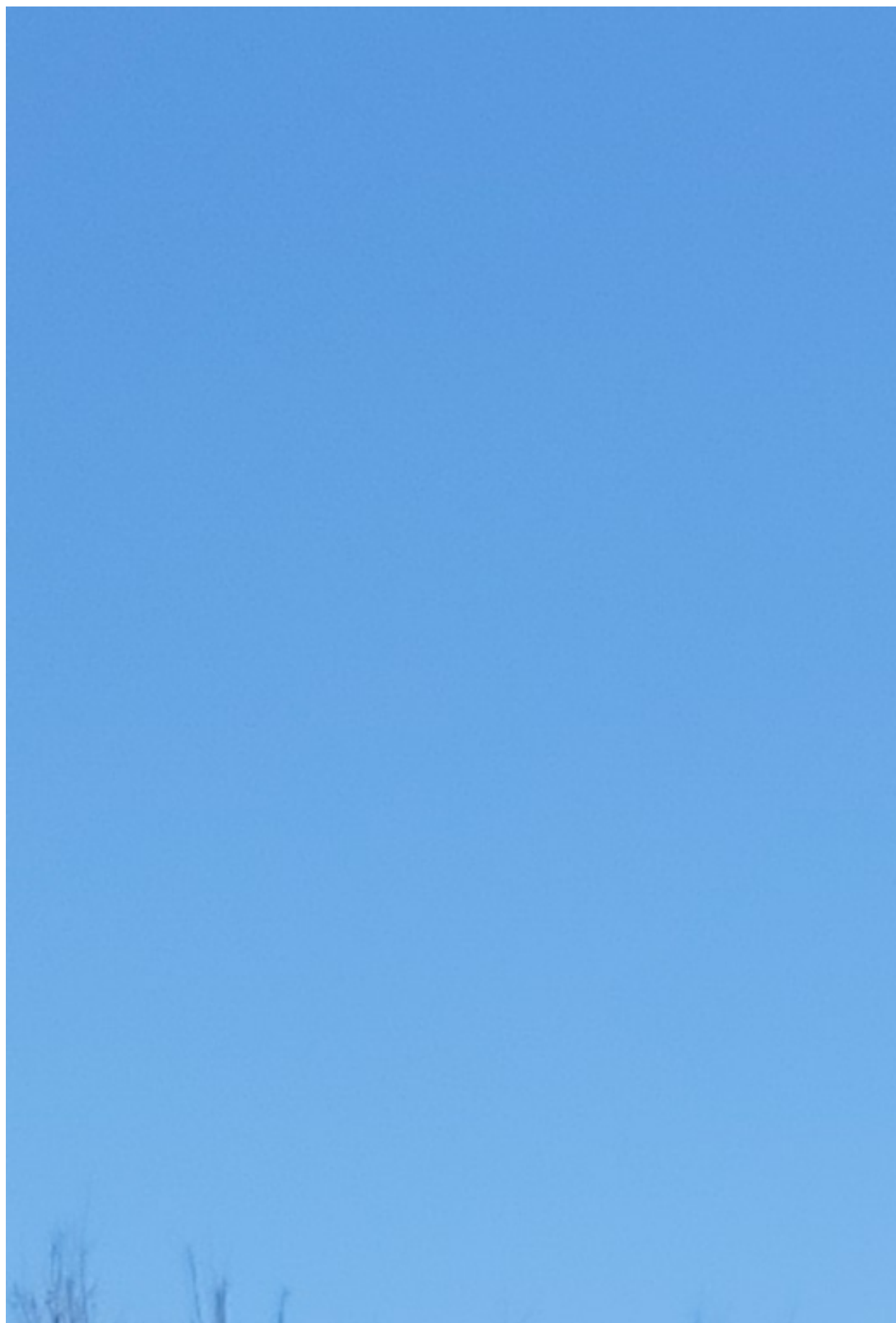
Show results within 1000 Feet

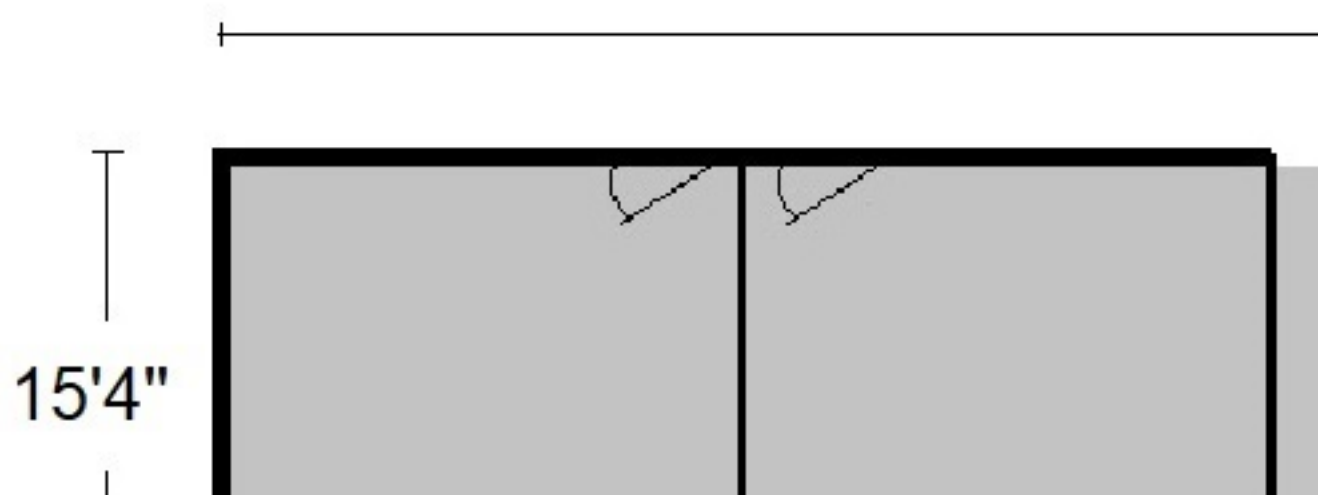


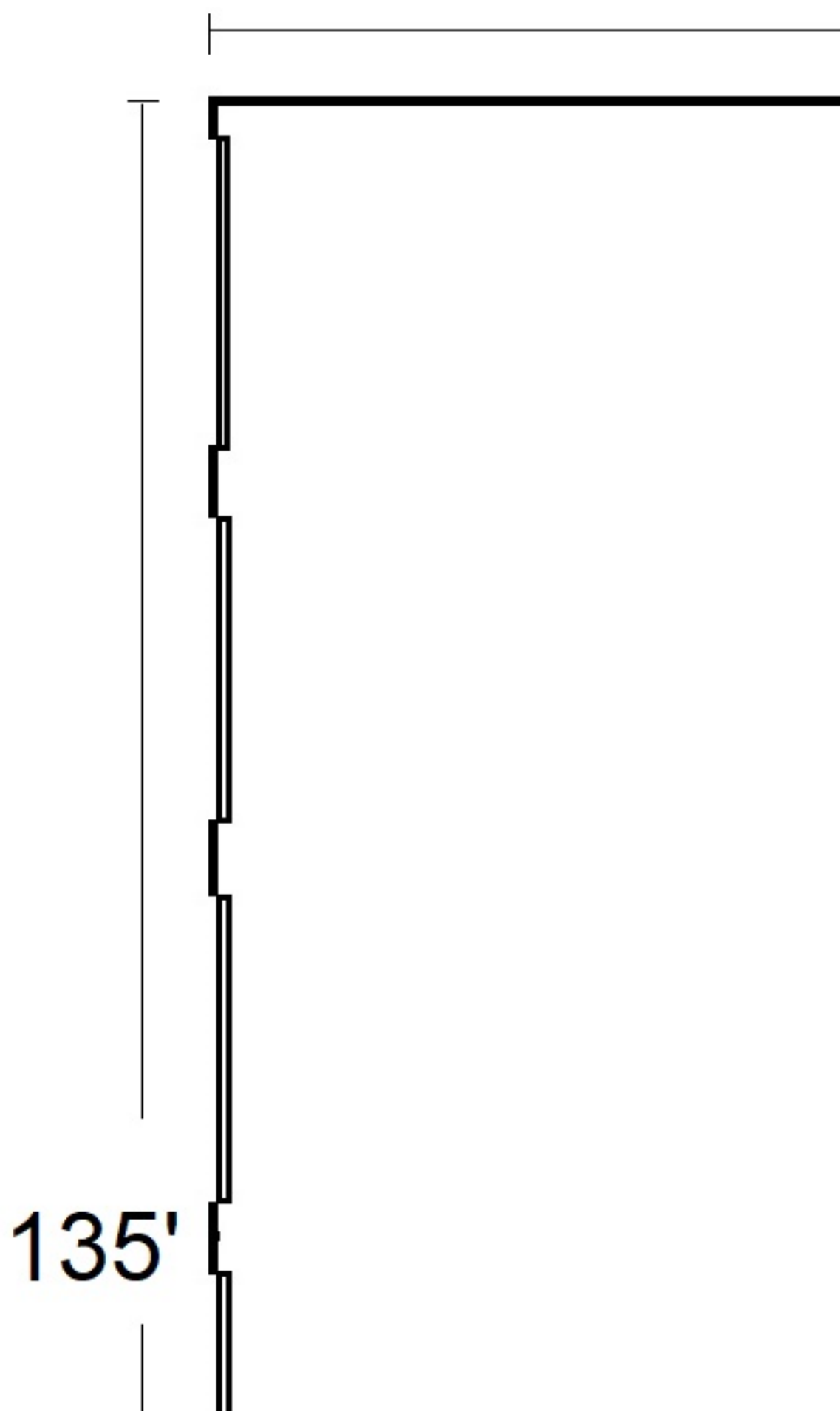
0

12000

No results found







135'

The image shows a technical drawing of a corner. A thick black line forms an L-shape. To the left of the vertical segment, a dimension line with horizontal end caps is drawn. The text '135'' is placed to the left of this dimension line. Above the horizontal segment, another dimension line with vertical end caps is drawn. The drawing is minimalist, using black lines on a white background.



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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Location: 10725 South 257th East Avenue
Zoning: Light Industrial (IL)
Re: Case Number: CZ 21-02 SUP
Date: 03-15-2021

BACKGROUND

The applicant, Tier1 Resources, LLC, is seeking to establish a Specific Use Permit for a Medical Marijuana Business/Growing Facility, in an existing building on the property zoned Light Industrial (IL).

Northwest corner Southwest Quarter; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff has received a copy of the Commercial Lease Agreement for the 20,000 SF warehouse from the property owner, a SAFE map showing the property is over 1,000 feet from any public or private school, and floor plans for the facility. The applicant intends to only use the north end office space at this time but has plans to expand as his business increases. The existing chain link fence abutting the RS-1 zoned property to the north shall function as the required screening fence once a privacy fence cover barrier has been installed. The monitored security system and cameras will further protect the facility. The grow rooms will be self-contained sealed rooms with no external ventilation and there will be Carbon Air Filters and Carbon Scrubbers in every room for odor control. These are the Industry standard for odor control.

Staff finds this request, to be in accordance with and meets the objectives of the City of Coweta Comprehensive Plan, Oklahoma State Statutes, City of Coweta Zoning Code, and City Ordinances pertaining to the Medical Marijuana industry.

The Planning Commission can make a recommendation of approval, approval with condition, or denial of the request to the Coweta City Council to establish a Specific Use Permit, CZ 21-02 SUP, for a Medical Marijuana / Growing Business.

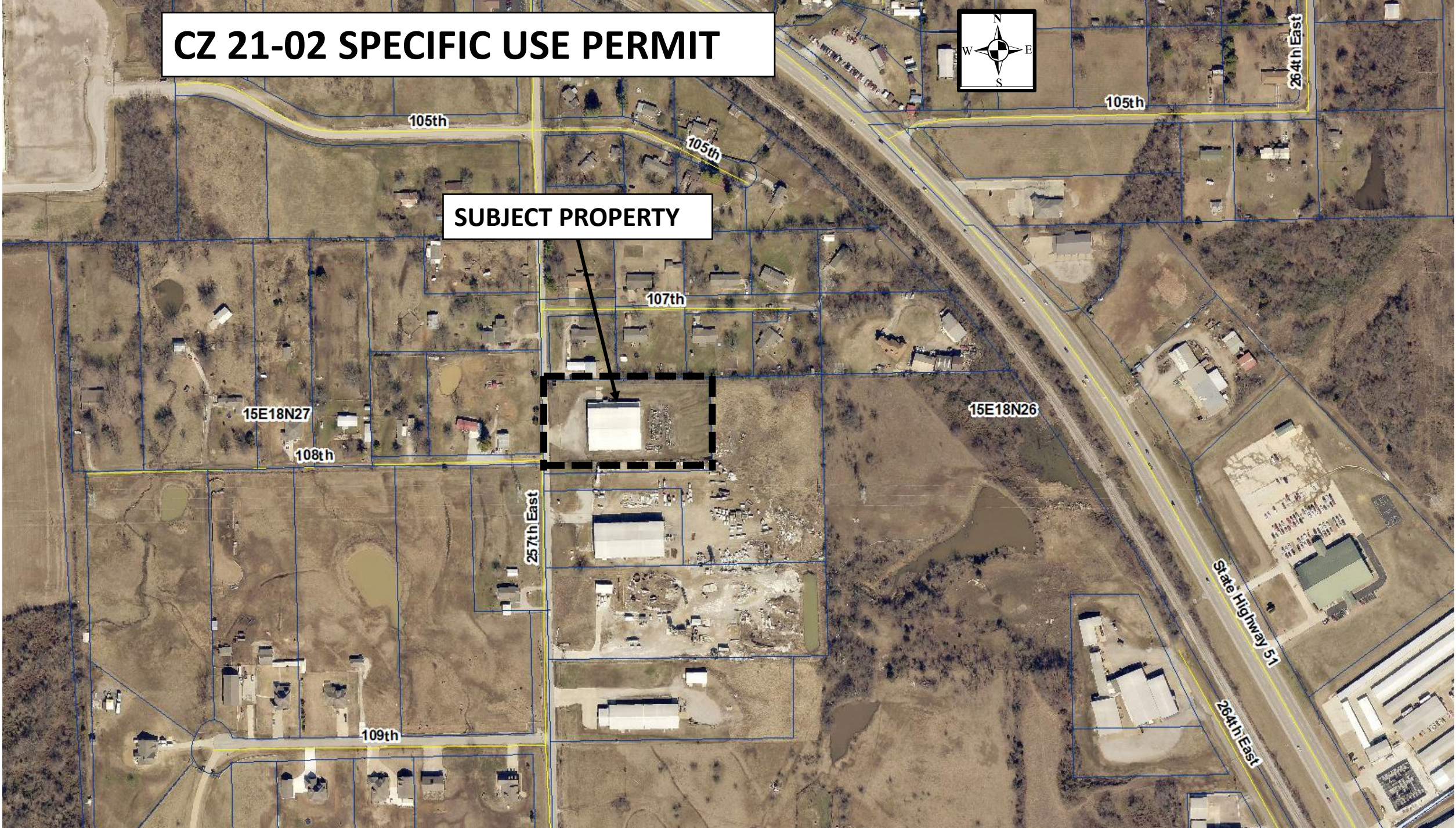
STAFF RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation of approval to establish a Specific Use Permit, CZ 21-02 SUP for a Medical Marijuana Growing facility **with the condition that a privacy fence cover barrier be installed and maintained on the existing chain link fence between the facility and the RS-1 zoning district to the north.**

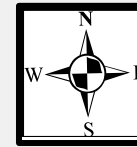
CZ 21-02 SPECIFIC USE PERMIT



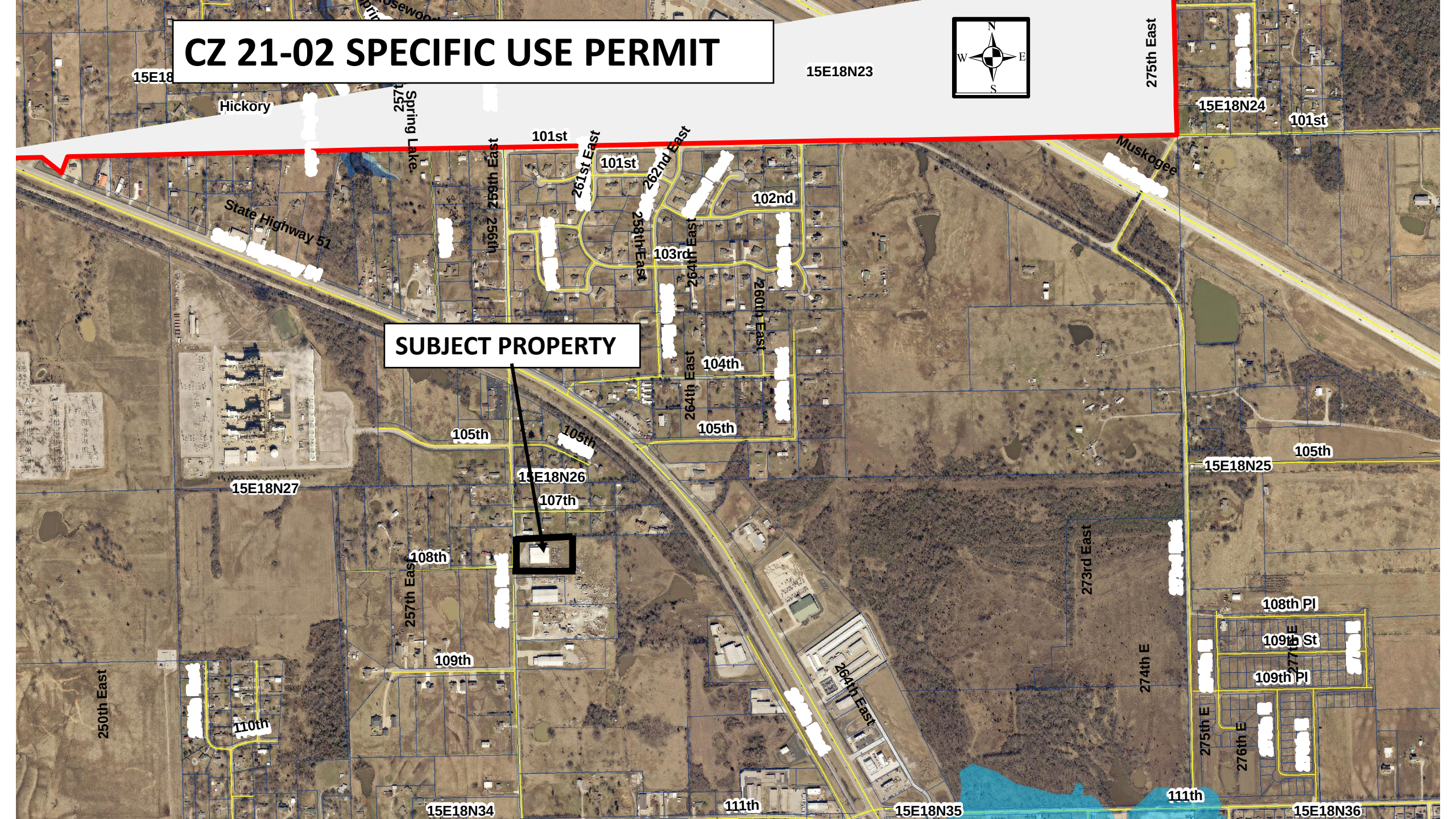
SUBJECT PROPERTY



CZ 21-02 SPECIFIC USE PERMIT



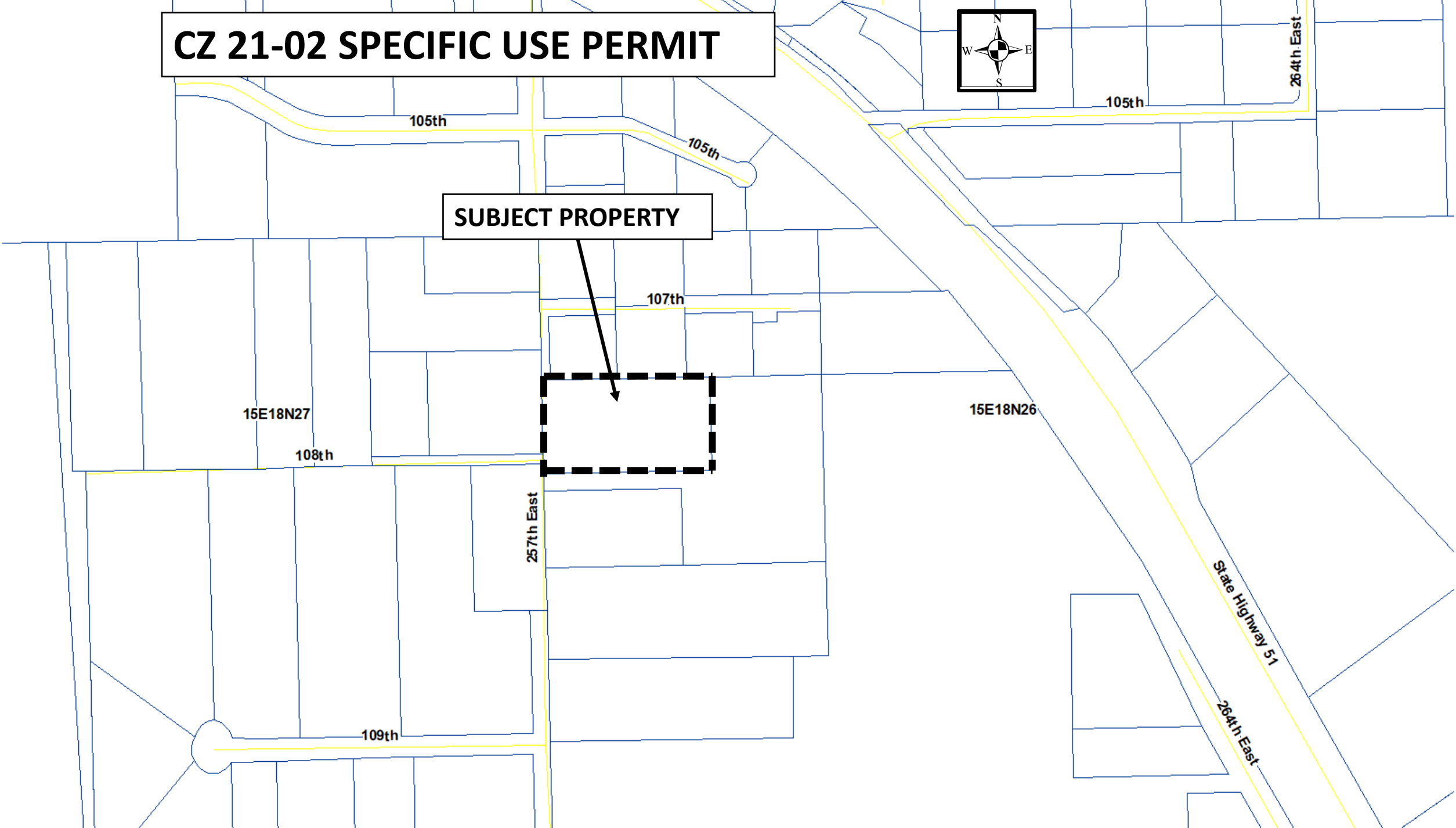
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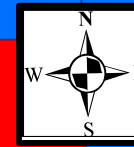
CZ 21-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

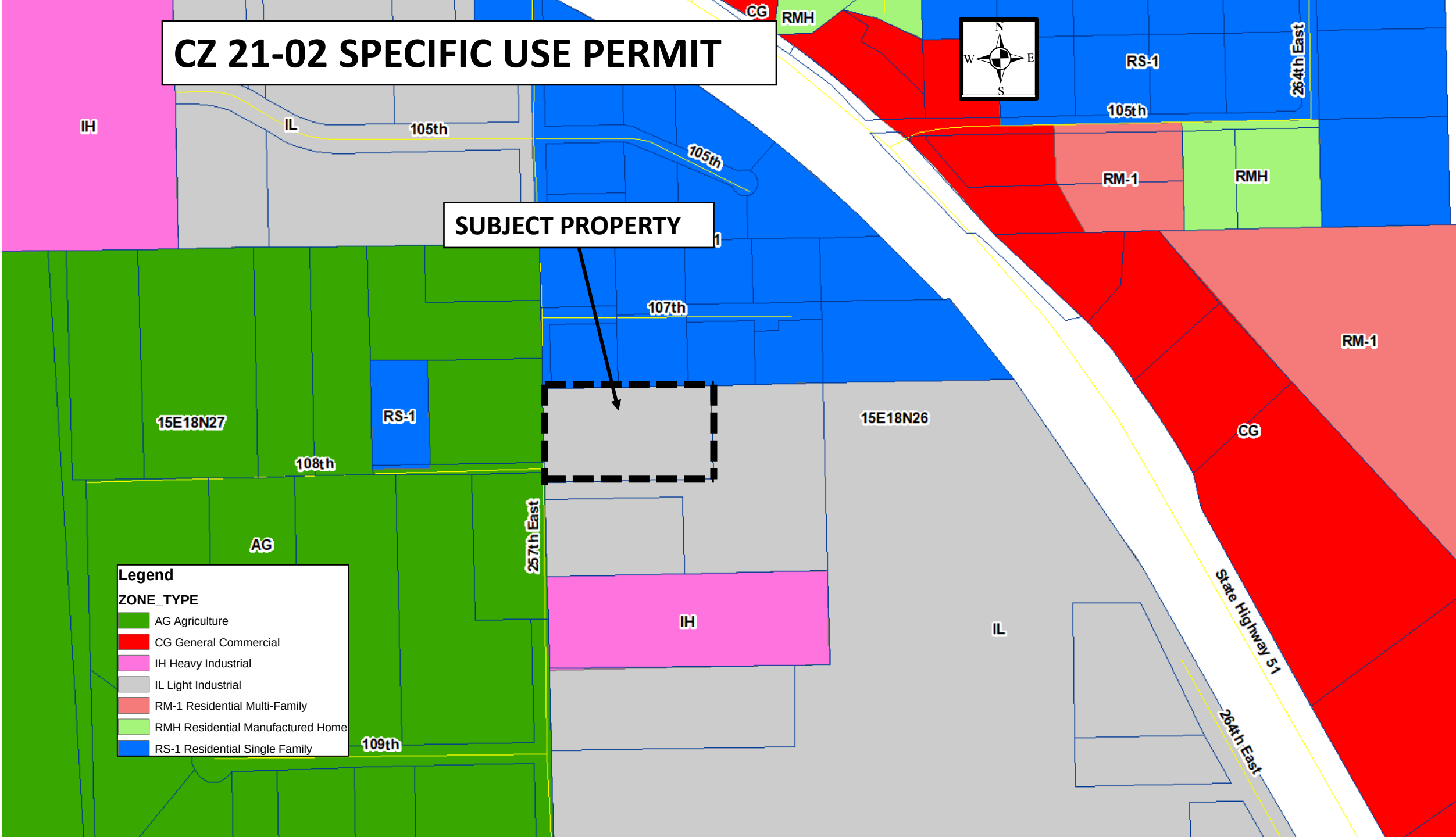


CZ 21-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

Legend	
ZONE_TYPE	
■	AG Agriculture
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■	IH Heavy Industrial
■	IL Light Industrial
■	RM-1 Residential Multi-Family
■	RMH Residential Manufactured Home
■	RS-1 Residential Single Family





SAFE Map



Locate

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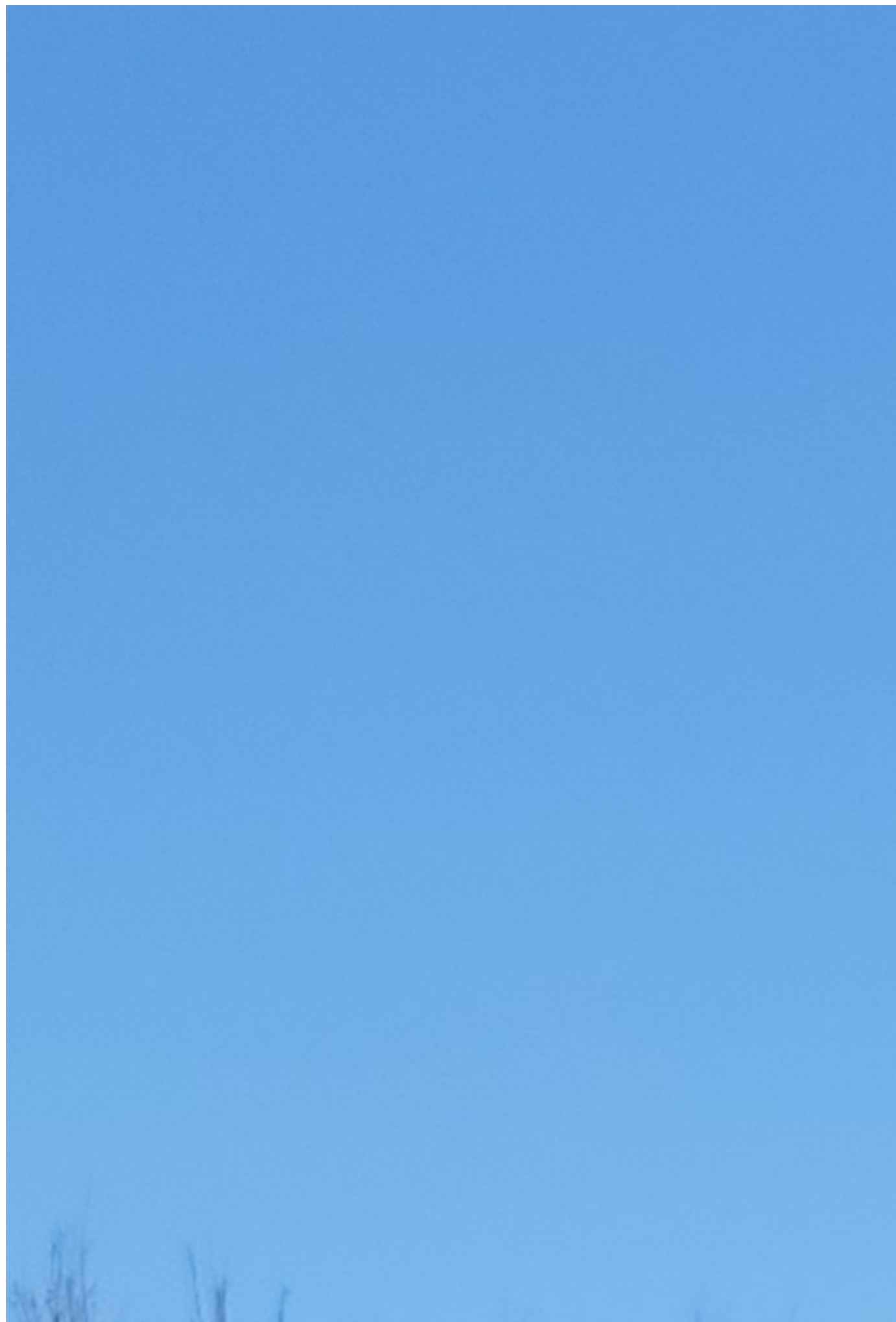
Show results within 1000 Feet

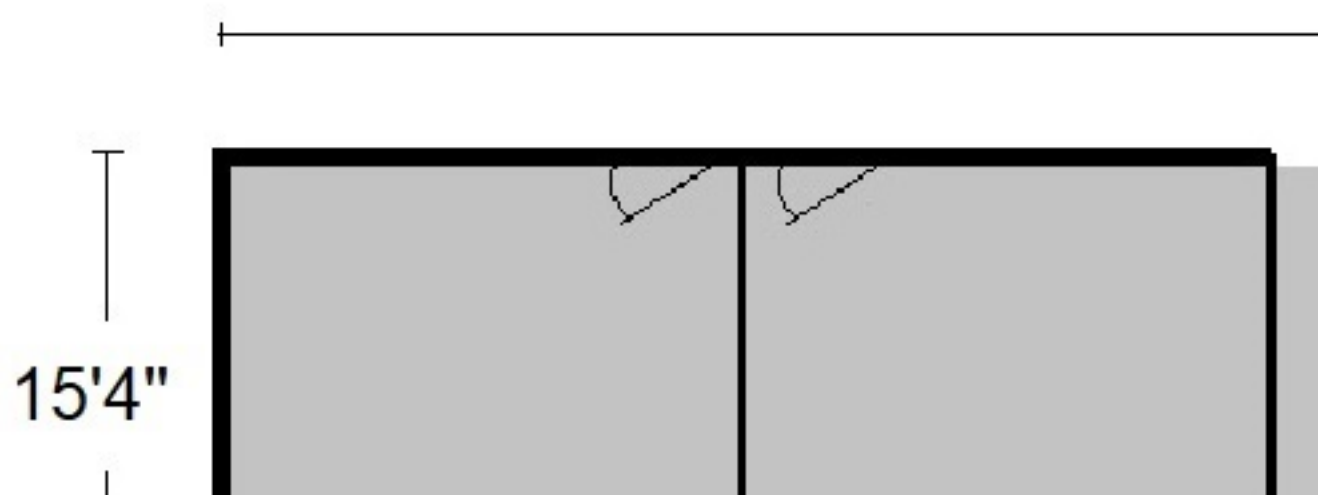


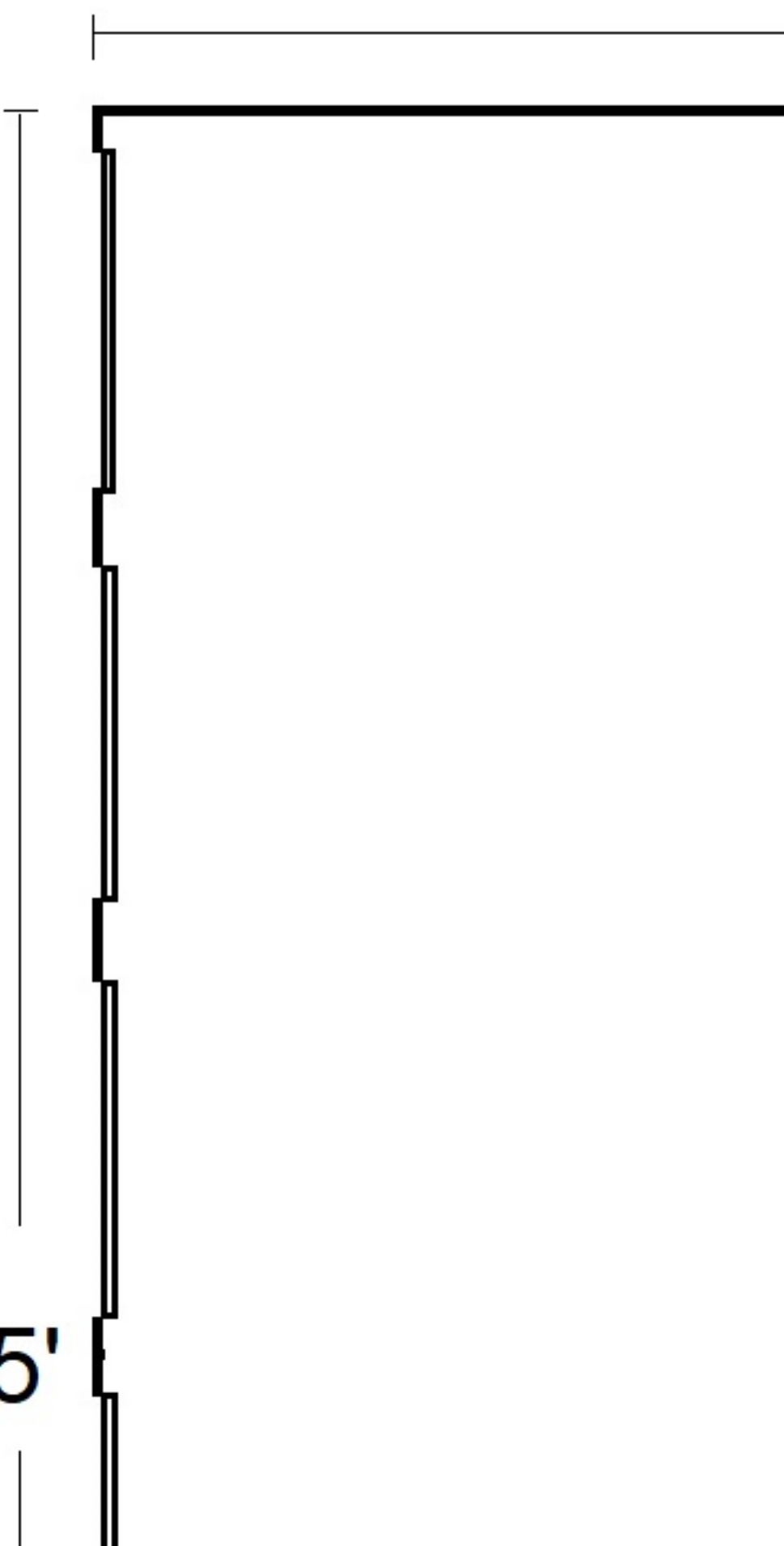
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No results found







135'



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Memorandum

To: Planning Commission
From: Carolyn Back, Community Development Director
Location: Highway 51 and S 353rd E Ave
Zoning: PUD
Re: PUD-C 21-01
Date: 03-15-2021

BACKGROUND

The Planning Commission held a public hearing regarding this case in February 2021 and took action to continue the case to the March 2021 meeting. Following the February meeting, the applicant withdrew the application for a PUD.

STAFF RECOMMENDATION

The applicant has withdrawn the application for a PUD and therefore **no action** is requested of the Planning Commission.