



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, MARCH 15, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:00 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	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 February 16, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Kathleen Robinson to approve Consent Agenda.

Motion passed by a vote of 5-0 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	Yes – to approve

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.

The applicant, Mr. Matthew Salyer, was present for this meeting. He addressed the Commissioners and gave a description of the business for which he is seeking the SUP.

Mr. Rick Salyer also addressed the Commissioners. He is the owner of the property where the business will be located if the SUP is approved. He provided an explanation for why they are hoping to start this business.

Chairperson Melanie Lander opened the floor for public comment.

Citizen Brandy Easter addressed the Commissioners and relayed that she is not in favor of this business being so close to their neighborhood. The concerns she mentioned were security of the property and surrounding properties, possible odor, and worry that the business would bring down their property value. She questioned whether or not a medical marijuana growing business was even allowed to be located right next to a residential neighborhood.

Citizen Kim Upton also addressed the Commissioners regarding her concerns. She agreed with the comments made by Ms. Easter and noted an incident last year at a nearby medical marijuana dispensary as further reason for security concerns.

Mr. Matthew Salyer was given the opportunity to address the concerns of the citizens. In reference to security concerns, he noted that his business partner, Chance Cummisky, lives next door to the property and will be able to monitor the property. He added that there will be no advertisement referencing medical marijuana anywhere on the property or on the building, there are security cameras and outdoor security lights, and a tall fence with razor wire at the top. Regarding the possible odor concern, Mr. Salyer said they are taking every precaution to make sure their growing rooms are sealed with no external ventilation and carbon air filters and scrubbers in every room to contain any odor.

Ms. Easter asked to address the Commissioners again. She came forward and expressed concern about activities at Mr. Cummisky's property in the nighttime hours. Mr. Matthew Salyer explained that his partner, Mr. Cummisky, has an auto mechanic business at his home and he works on the vehicles during the nighttime hours.

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

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.

Community Development Director Carolyn Back discussed the Staff Report. She added that, if the Commissioners feel it necessary, they may suggest to the City Council that the exterior lighting on the property be required to face down and away from neighboring homes. She noted that staff recommends approval of the Specific Use Permit with Staff conditions.

Commissioner Carter Matthews asked if all of the required State applications and licenses for this business had been obtained. City Planner Tom E. Young, Jr. replied that, yes, all of the licenses required by the State of Oklahoma have been obtained by the applicants.

Commissioner Jessica Morris asked if the City of Coweta had received any correspondence objecting to this Specific Use Permit. Mr. Young replied that the Public Notices had been mailed out to property owners within 300 feet of the property in question 30 days prior to this

meeting, as required by Oklahoma State Statute, and he had not received any communication from anyone prior to this meeting.

Motion was made by Commissioner Kathleen Robinson to send a recommendation of approval with the Staff recommendation listed in the Staff Report and adding a recommendation that the security lighting on the property face down and away from neighboring properties to the Coweta City Council. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 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	Yes – to approve

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.

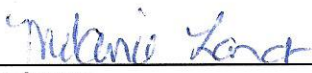
Chairperson Melanie Lander announced that this application has been withdrawn by the applicant and no comment would be accepted on this item.

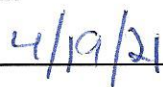
VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:31 p.m.

Approved:


Chairman


Date


Secretary