



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, APRIL 19, 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 HELD ON MARCH 15, 2021.

Documents:

[210315 MINUTES OF THE REGULAR MEETING OF THE COWETA PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - CZ 21-03 SUP
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT, CZ 21-03 SUP, FOR A MEDICAL MARIJUANA BUSINESS/DISPENSARY, IN AN EXISTING BUILDING ON PROPERTY ZONED GENERAL COMMERCIAL (CG) LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 13872 SOUTH STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[210419 PUBLIC HEARING NOTICE CZ 21-03 SUP.PDF](#)
[CZ 21-03 SUP AERIAL VIEW MAP.PDF](#)
[CZ 21-03 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CZ 21-03 SUP LOCATION MAP.PDF](#)
[CZ 21-03 SUP OMMA MAP.PDF](#)
[CZ 21-03 SUP SITE PLAN.PDF](#)
[CZ 21-03 SUP ZONING MAP \(2\).PDF](#)
[20210319_114228.JPG](#)
[20210319_114257.JPG](#)
[20210319_114301.JPG](#)
[20210319_114327.JPG](#)
[20210319_114345.JPG](#)

- VI. OLD BUSINESS

- 1. CZ 21-03 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 21-03 SUP) FOR A MEDICAL MARIJUANA BUSINESS/ DISPENSARY IN AN EXISTING BUILDING ON PROPERTY ZONED GENERAL COMMERCIAL (CG) LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 13872 SOUTH STATE HIGHWAY 51, COWETA, OKLAHOMA.
(TOM YOUNG, CITY PLANNER)

Documents:

[210419 STAFF REPORT CZ 21-03 SUP.PDF](#)
[CZ 21-03 SUP LOCATION MAP.PDF](#)
[CZ 21-03 SUP ZONING MAP \(2\).PDF](#)
[CZ 21-03 SUP AERIAL VIEW MAP.PDF](#)
[CZ 21-03 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)
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[20210319_114327.JPG](#)
[20210319_114345.JPG](#)

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, 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

Secretary

Date

**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 21-03 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 6:00 pm on the 19th day of April 2021.

At the above time and place will be heard CZ 21-03 SUP, a request from Purple Moon Enterprises Inc., the applicant, to establish a Specific Use Permit for a Medical Marijuana Business/Dispensary, in an existing building on the property zoned General Commercial (CG). The property is located at 13872 South State Highway 51, Coweta, OK, in Section 7, Township 17 North, Range 16 East:

Beginning at the SW corner of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma; thence S89°47'00"E along the South line a distance of 704.3 feet to a point; thence N28°32'00"W a distance of 28.23 feet to a point; Point being in the Northerly line of 141st Street South; continuing N28°32'00"W a distance of 572.5 feet to the POINT OF BEGINNING; thence continuing N28°32'00"W a distance of 155 feet; thence N61°28'00"E a distance of 75 feet; thence S28°32'00"E a distance of 105 feet; thence S25°32'00"E a distance of 50 feet; thence S61°28'00"W a distance of 70 feet to 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.

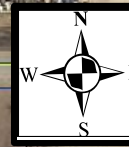
In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the May 3, 2021 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 this 25th day of March, 2021 in Coweta Oklahoma.

CZ 21-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY

15E17N12

16E17N7

State Highway 51

292nd East

293rd East

287th East

141st

15E17N13

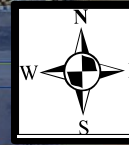
Division

16E17N18

Orcutt

CZ 21-03 SPECIFIC USE PERMIT

138th



SUBJECT PROPERTY

15E17N12

16E17N7

State Highway 51

292nd East

293rd East

141st

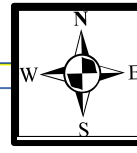
15E17N13

Division

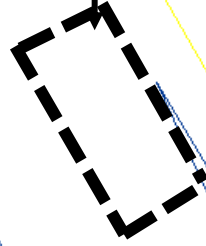
16E17N18

Orcutt

CZ 21-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY



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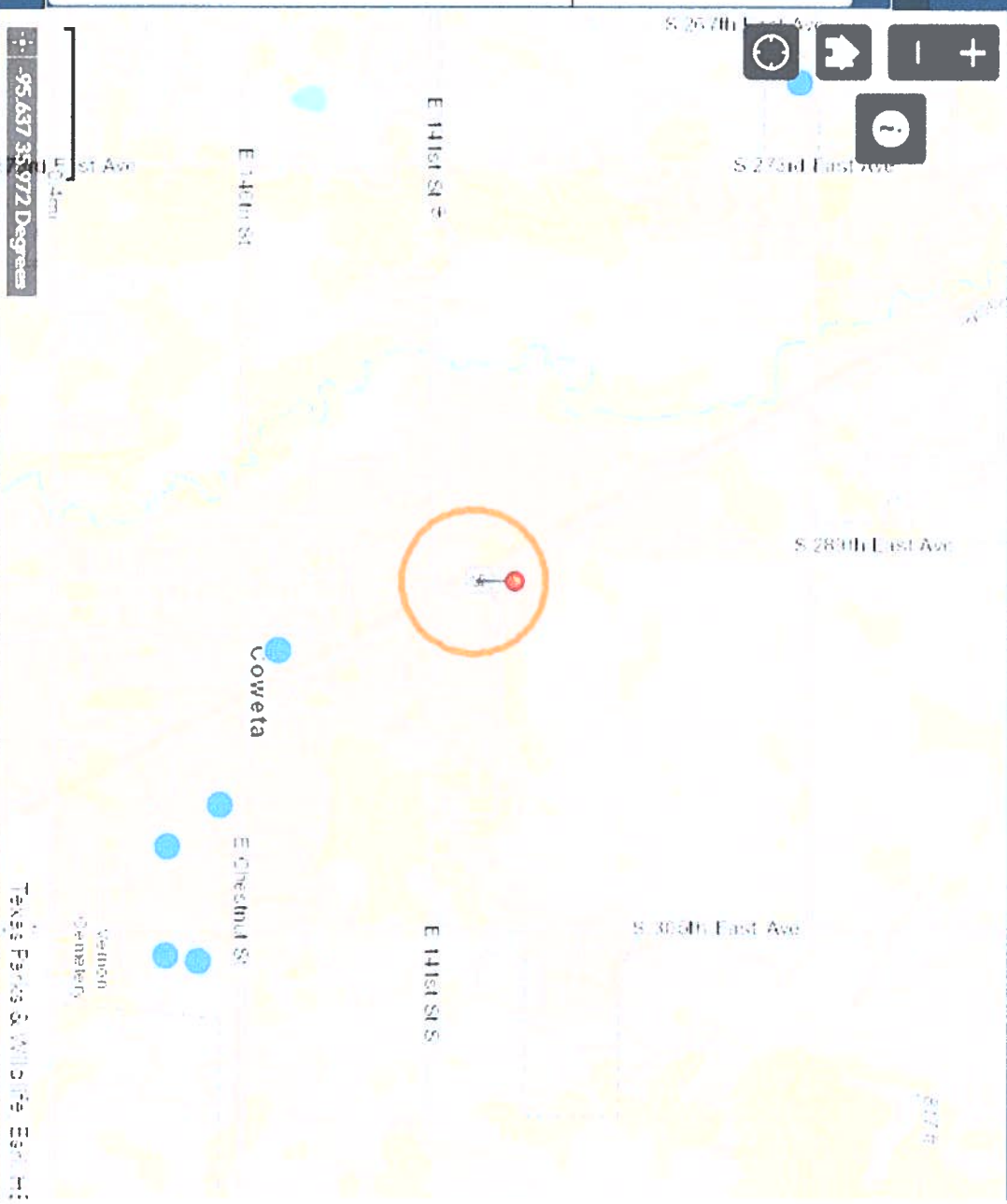
Orcutt

Search for an address or locate on map

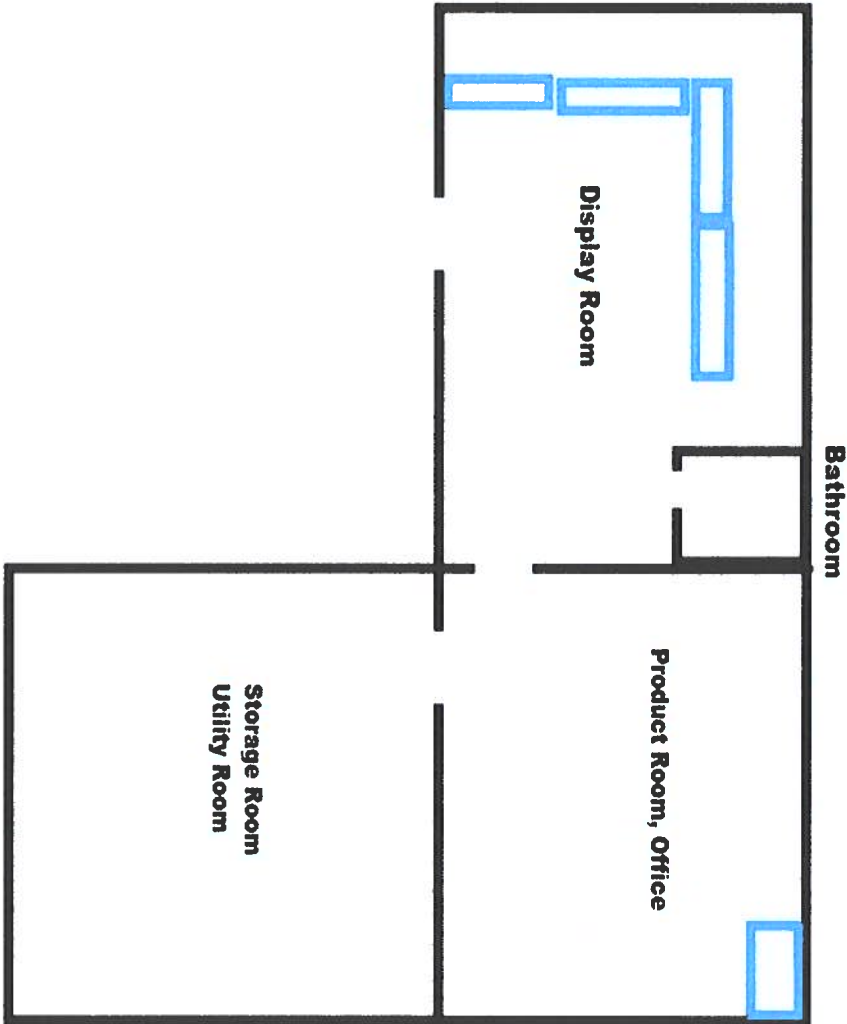
13872 S State Highway 51, Corvallis



Show results within 100 Feet



Parking Lot



CZ 21-03 SPECIFIC USE PERMIT

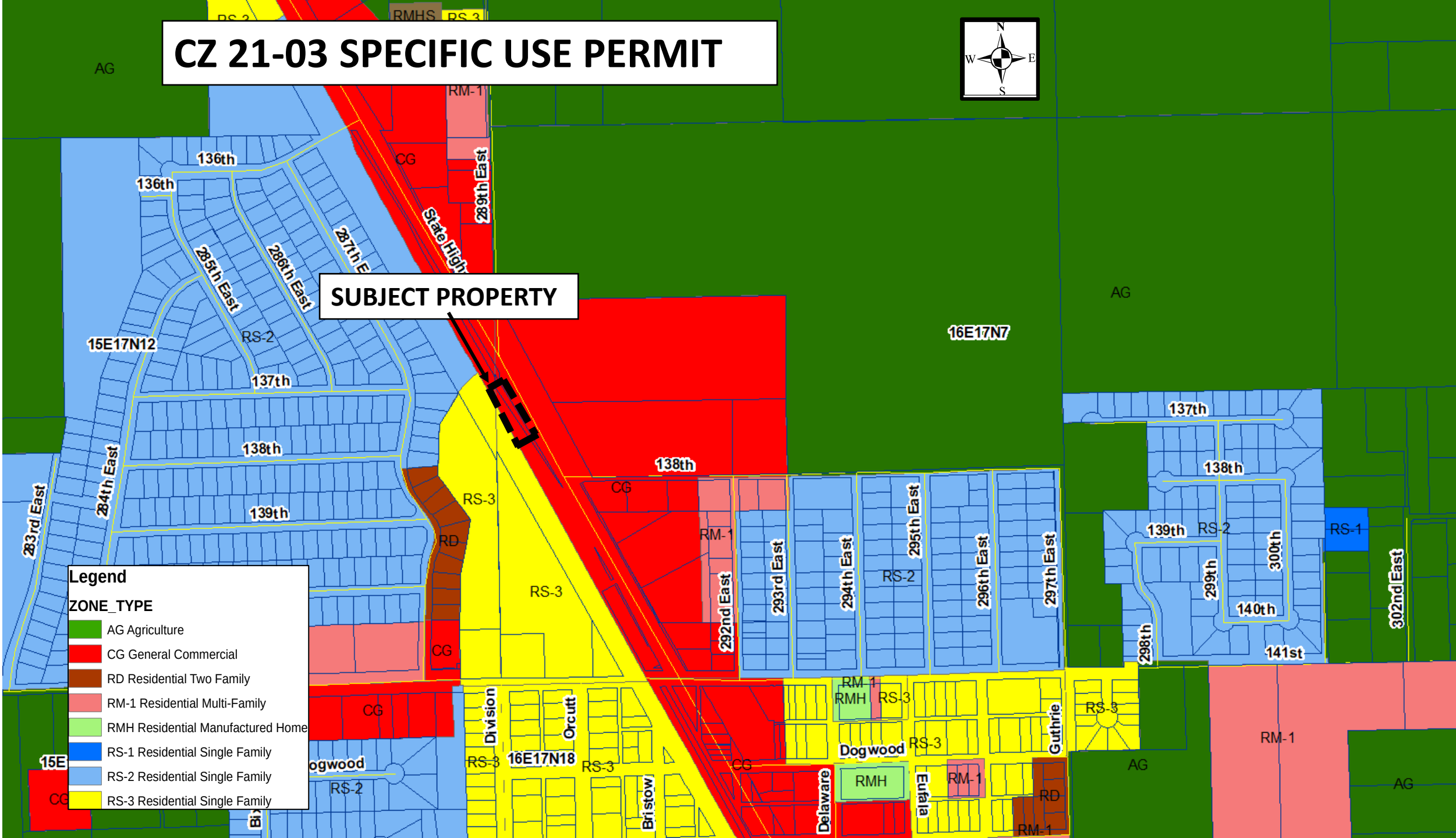


SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- RD Residential Two Family
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family















POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 13872 South State Highway 51
Zoning: General Commercial (CG)
Re: Case Number: CZ 21-03 SUP
Date: 04-19-2021

BACKGROUND

The applicant, Purple Moon Enterprises, Inc., is seeking to establish a Specific Use Permit for a Medical Marijuana Business/Dispensary, in an existing building on the property zoned General Commercial (CG). Located at 13872 South State Highway 51. Beginning at the SW corner of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff received a copy of the Commercial Lease Agreement from the Property owner, and an Oklahoma Medical Marijuana Association (OMMA) map showing the property is over 1000 feet from any public or private school and 1000 feet from any other medical marijuana retail establishments.

Staff finds this request, to be in accordance with and meets the objectives of the City of Coweta Comprehensive Plan, Oklahoma State Statutes and City of Coweta 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 21-03 SUP, for a Medical Marijuana Dispensary.

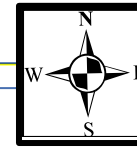
STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the request to establish a Specific Use Permit, CZ 21-03 SUP for a Medical Marijuana Dispensary.

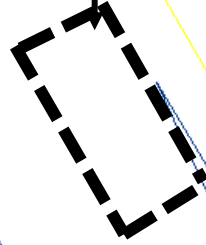
ATTACHMENTS

1. Aerial View Map 2. Zoning Map

CZ 21-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY



138th

15E17N12

16E17N7

State Highway 51

292nd East

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Division

16E17N18

Orcutt

CZ 21-03 SPECIFIC USE PERMIT

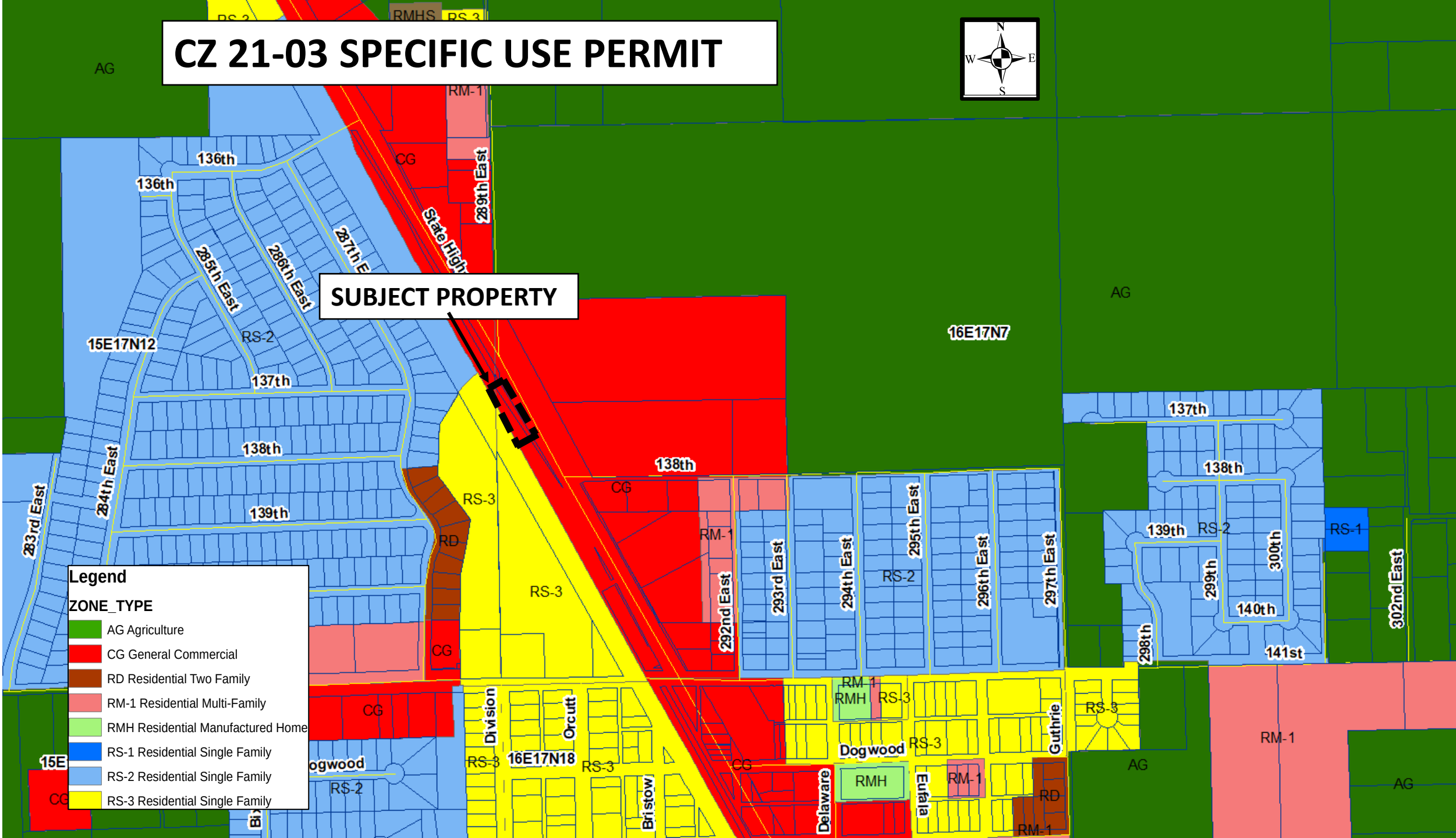


SUBJECT PROPERTY

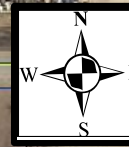
Legend

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CZ 21-03 SPECIFIC USE PERMIT



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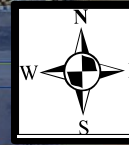
Division

16E17N18

Orcutt

CZ 21-03 SPECIFIC USE PERMIT

138th



SUBJECT PROPERTY

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Division

16E17N18

Orcutt



Locate

Search for an address or locate on map

13872 S State Highway 51 Cow X

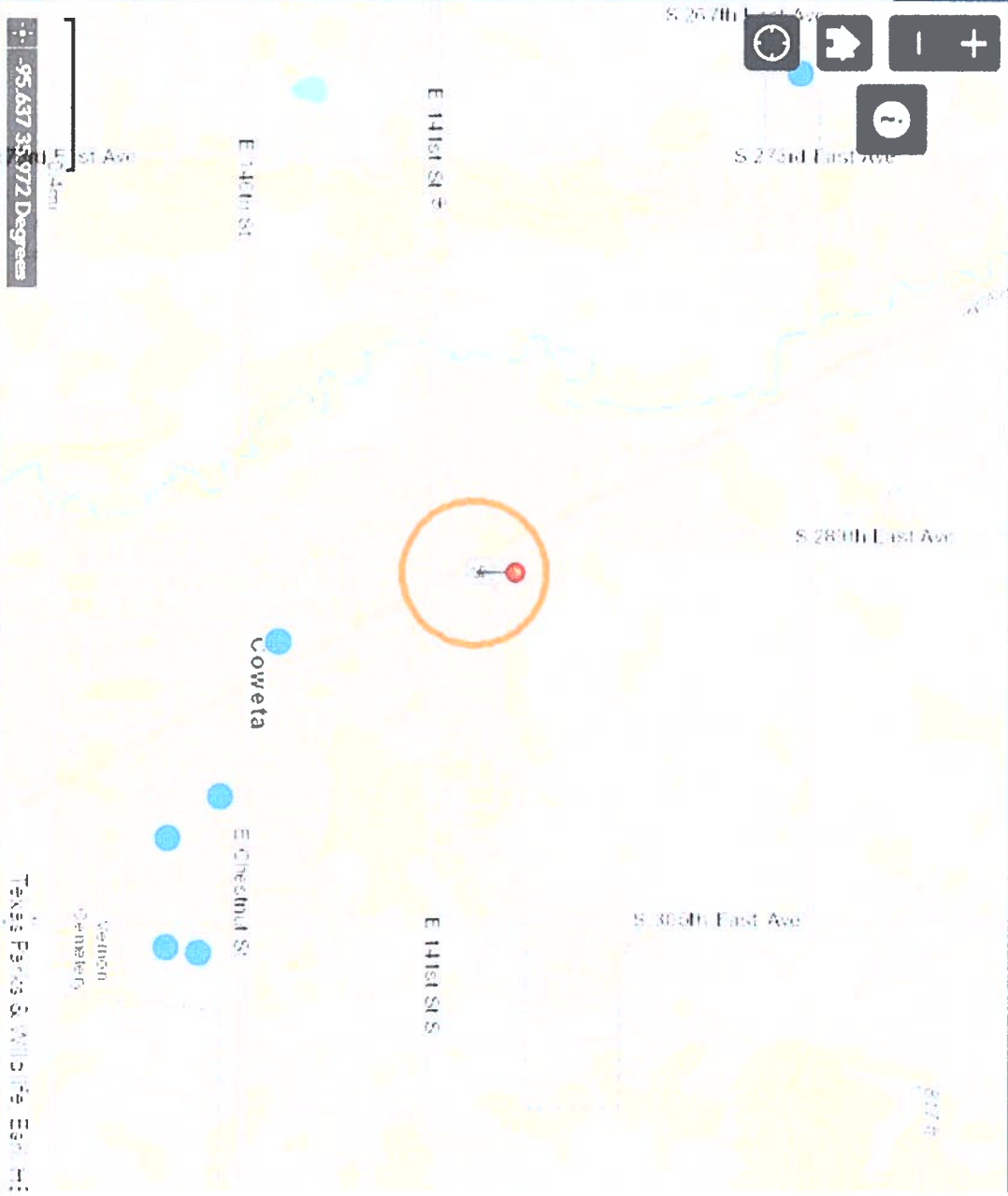


Show results within 1000 Feet



No results found

-95.63735972 Degrees



Texas Parks & Wildlife

Parking Lot

