



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JUNE 21, 2021, 6:00 PM**

I. CALL TO ORDER

Vice-Chairperson Carter Mathews called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

Vice-Chairperson Carter Mathews 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 May 17, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to approve Consent Agenda.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not Present

V. PUBLIC HEARINGS

1. Public Hearing - Preliminary Plat – Wynstone Phase II

Public hearing to accept public comment on a request for approval of a preliminary plat of Wynstone Phase II, a subdivision of approximately 39.37 acres, more or less, with 132 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Vice-Chairperson Carter Mathews opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

2. Public Hearing – CZ 21-05 MET Recycling Center

Public hearing to accept public comment on an application by the City of Coweta for a Specific Use Permit (SUP), CZ 21-05 SUP, for a M.E.T. Recycling Center on property zoned Residential Single Family (RS-3) located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 14762 South 298th East Avenue, Coweta, Oklahoma.

Vice-Chairperson Carter Mathews opened the floor for public comment. Citizen Jennifer Bradshaw addressed the Commissioners regarding the new location of the MET Recycling Center. She has concerns with the following: 1) The new location is too close to the school and along the route that children take walking home from school. 2) The new location is in a residential neighborhood on a dead-end street. Parking and street congestion could become an issue. 3) Future street maintenance needs due to the increased traffic. 4) The affect it could have on their property value. 5) Possibility of increased pests and rodents. 6) The new location is not fenced in, so late-night drop-offs and illegal dumping could pose a problem.

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

VI. OLD BUSINESS

1. Announcement-Start of a Public Review for Proposed Revision to Comprehensive Plan Land Use Maps

Announce the start of a public review for proposed revisions to the City of Coweta Current (2020-2030) Comprehensive Plan Land Use Maps.
(Doug Moore, Community Development Director)

Community Development Director, Doug Moore, explained the need for the Comprehensive Plan Land Use Map revisions in an information-only format. A 30-day public review is required. The next meeting on this item will be a public hearing on July 19, 2021.

2. Preliminary Plat – Wynstone Phase II

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Wynstone Phase II, a subdivision of approximately 39.37 acres, more or less, with 132 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.
(Doug Moore, Community Development Director)

Community Development Director, Doug Moore, gave the Staff Report. He explained that the Preliminary Plat for Wynstone Phase II received approval from the Coweta Planning Commission on April 27, 2020, and has therefore, not met the deadline for Final Plat approval from the Coweta City Council within one year of Preliminary Plat approval. The original Wynstone Phase II Preliminary Plat has expired and is nullified. The Planning Commission will need to review the Preliminary Plat again. There have been minor revisions made to the original preliminary plat in Reserve Area B and the road that runs alongside Reserve Area B, 275th East Avenue.

Motion was made by Commissioner Jessica Morris to approve the revised Preliminary Plat for Wynstone Phase II. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve

Melanie Lander Not Present

3. CZ 21-05 SUP M.E.T. Recycling Center

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application by the City of Coweta for a Specific-Use Permit (SUP), CZ 21-05 SUP, for a M.E.T. Recycling Center on property zoned Residential Single Family (RS-3) located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 14762 South 298th East Avenue, Coweta, Oklahoma.

(Doug Moore, Community Development Director)

Community Development Director, Doug Moore, addressed the Commissioners and gave the Staff Report.

Commissioner Joanna Jones asked if there were any plans to fence off the recycling center location. Mr. Moore responded that there are no known plans to fence it off.

Commissioner Carter Mathews asked if there is illegal dumping at this new site, will the City be responsible for cleaning it up. Mr. Moore replied that the City would reach out to the M.E.T. first and request that the area be cleaned, but, if they do not comply in a timely manner, the City would need to clean it up. Commissioner Mathews also asked that since the City is leasing the property, is the City subleasing the property to the M.E.T. Mr. Moore answered that the City of Coweta holds a seat on the M.E.T. Board, so the M.E.T. and the City of Coweta are one entity in the lease agreement.

Commissioner Jessica Morris inquired if there would be employees on the premises and, if so, how many? Mr. Moore answered that he did not know if there would be employees on the premises. Commissioner Morris also asked if the fencing issue could be worked into the lease agreement with the property owner. Mr. Moore replied that the lease has already been approved by the Coweta City Council and the City Attorney, but the issue could be discussed with the M.E.T.

A motion was made by Commissioner Joanna Jones to make a recommendation of approval to the Coweta City Council for a Specific-Use Permit for the new location of the M.E.T. Recycling Center, with the condition that, before the item goes before the City Council, the fencing issue be researched and discussed with the M.E.T. That motion was seconded by Commissioner Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not Present

VII. NEW BUSINESS

VIII. ADJOURNMENT

Vice-Chairperson Carter Mathews moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:44 p.m.

Approved:

Melanie La
Chairman

7/19/21
Date

[Signature]
Secretary