



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA - REGULAR MEETING  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
IMMEDIATELY FOLLOWING THE MEETING OF  
THE COWETA PLANNING COMMISSION  
MONDAY, AUGUST 16, 2021, 6:00 PM**

**I. CALL TO ORDER**

**II. ROLL CALL**

Melanie Lander \_\_\_\_  
Jessica Morris \_\_\_\_  
Kathy Sloat-Ahlstrom \_\_\_\_  
Carter Mathews \_\_\_\_  
Joanna Jones \_\_\_\_

**III. CONSENT**

(All matters under the "Consent Calendar" are considered by the Board of Adjustment to be routine and will be enacted by one motion. Any Member may, however, remove an item from consent by request.)

**1. MINUTES OF THE REGULAR MEETING**

APPROVAL OF THE MINUTES OF THE COWETA BOARD OF ADJUSTMENT, REGULAR MEETING, HELD ON JULY 19, 2021.

Documents:

[210719 MINUTES OF THE BOA REGULAR MEETING.PDF](#)

**IV. PUBLIC HEARINGS**

**1. PUBLIC HEARING - CBOA 21-05**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CBOA 21-05, A REQUEST FOR A VARIANCE OF THE COWETA ZONING CODE ACCORDING TO SECTION 450, MINIMUM YARD REQUIREMENTS: SECTION 450(b)(1): SIDE YARD AND SECTION 450(c): REAR YARD. THE PROPERTY IS ZONED RS-3 (RESIDENTIAL SINGLE-FAMILY) AND IS LOCATED AT 114 WEST REDWOOD STREET IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[210816 STAFF REPORT CBOA 21-05.PDF](#)  
[210816 PH NOTICE CBOA 21-05.PDF](#)  
[CBOA 21-05 AERIAL VIEW WITH FLOODPLAIN.PDF](#)  
[CBOA 21-05 HEARTLAND SURVEY.PDF](#)  
[CBOA 21-05 LOCATION MAP.PDF](#)  
[CBOA 21-05 ZONING MAP.PDF](#)

**V. OLD BUSINESS**

1. CBOA 21-05

DISCUSSION AND POSSIBLE ACTION, INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CBOA 21-05, A REQUEST FOR A VARIANCE OF THE COWETA ZONING CODE ACCORDING TO SECTION 450, MINIMUM YARD REQUIREMENTS: SECTION 450(b)(1): SIDE YARD AND SECTION 450(c): REAR YARD. THE PROPERTY IS ZONED RS-3 (RESIDENTIAL SINGLE-FAMILY) AND IS LOCATED AT 114 WEST REDWOOD STREET IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

(MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210816 STAFF REPORT CBOA 21-05.PDF](#)  
[CBOA 21-05 AERIAL VIEW WITH FLOODPLAIN.PDF](#)  
[CBOA 21-05 HEARTLAND SURVEY.PDF](#)  
[CBOA 21-05 LOCATION MAP.PDF](#)  
[CBOA 21-05 ZONING MAP.PDF](#)

VI. NEW BUSINESS

VII. 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 BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, JULY 19, 2021**

**I. CALL TO ORDER**

Chairperson Melanie Lander called the meeting to order at 6:17 p.m.

**II. ROLL CALL**

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

Chairperson Melanie Lander requested that the roll be called, and a quorum was declared to be present.

**III. CONSENT**

**1. Consideration of the minutes of the regular meeting of June 21, 2021.**

Motion was made by Board Member Carter Mathews and seconded by Board Member Joanna Jones to approve Consent Agenda.

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

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

**IV. PUBLIC HEARING**

**1. Public Hearing – CBOA 21-04**

Public hearing to accept public comment on CBOA 21-04, a request for a Special Exception to Coweta Zoning Code in accordance with Section 240.2(e)(5): All accessory buildings not meeting the minimum requirements in Section 240.2(e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1 (Residential Single-Family) and is located at 11689 South 267<sup>th</sup> East Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young, Jr., read the Staff Report. Chairperson Melanie Lander opened the floor for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

**V. OLD BUSINESS**

**1. CBOA 21-04**

Discussion and possible action, including approval, approval with conditions, or denial of CBOA 21-04, a request for a Special Exception to Coweta Zoning Code in accordance with Section 240.2(e)(5): All accessory buildings not meeting the minimum requirements in Section 240.2(e) shall require Board of Adjustment action in the form of a Special Exception. The property is zoned RS-1 (Residential Single-Family) and is located at 11689 South 267<sup>th</sup> East Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

The applicant, Mr. Bruce Joy, Jr., was present for this meeting. Board Member Joanna Jones asked Mr. Bruce how big the accessory building is planned to be. Mr. Bruce answered that the building, if approved, will be 30 feet x 36 feet. City Planner, Tom E. Young, Jr., added that the proposed storage building meets all of the city's setback requirements and will not encroach into any easements.

Motion was made by Board Member Joanna Jones and seconded by Board Member Kathy Sloat-Ahlstrom to approve the request for a Special Exception to Coweta Zoning Code in accordance with Section 240.2(e)(5).

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

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

#### VI. NEW BUSINESS

#### VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:23 p.m.

Approved:

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**



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## Memorandum

To: Board of Adjustment  
From: Tom E Young Jr, City Planner  
Re: CBOA 21-05  
Date: 08-16-2021

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### **BACKGROUND**

The applicant, Truco Development, is seeking a variance of the zoning code according to Section 450 Minimum Yard Requirements: Section 450 (b) (1) Side Yard and Section 450 (c) Rear Yard. The applicant is requesting the variance from the five (5) feet side yard setback requirement on a non-arterial street to (1.72) feet. If the variance for the side yard setback is approved, the proposed house will encroach approximately 3.28 feet into the side building setback at just one (1) point that abuts the north/east corner of the house, not along the entire side yard setback. The applicant is requesting the variance from the fifteen (15) feet rear yard setback requirement on a non-arterial street to (1.72) feet. If the variance for the rear yard setback is approved, the proposed house will encroach approximately 13.28 feet into the rear building setback at just one (1) point that abuts the north/east corner of the house, not along the entire rear yard setback.

The property is located at 114 West Redwood Street, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Lots 13 and Lot 14, Block 7, ORCUTT ADDITION to the Town of Coweta, Wagoner County, State of Oklahoma, according to the duly recorded Plat thereof.

### **STAFF RECOMMENDATION**

Staff recommends approval of CBOA 21-05.

### **ATTACHMENTS**

1. Aerial View Map
2. Location Map
3. Zoning Map
4. Public Hearing Notice

**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF  
ADJUSTMENT: CASE NUMBER CBOA 21-05**

Notice is hereby given that the City of Coweta Board of Adjustment will hold a Public Hearing at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 16<sup>th</sup> day of August 2021.

At the above time and place a request will be heard from Truco Development, who is seeking a variance of the zoning code according to Section 450, Minimum Yard Requirements: Section 450 (b) (1): Side Yard and Section 450 (c): Rear Yard. The property is located at 114 West Redwood Street, Coweta, Oklahoma, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, also known as:

Lots 13 and Lot 14, Block 7, ORCUTT ADDITION to the Town of Coweta, Wagoner County, State of Oklahoma, according to the duly recorded Plat thereof.

All persons interested in this matter may be present at the hearing to present their support for or objections to the above request.

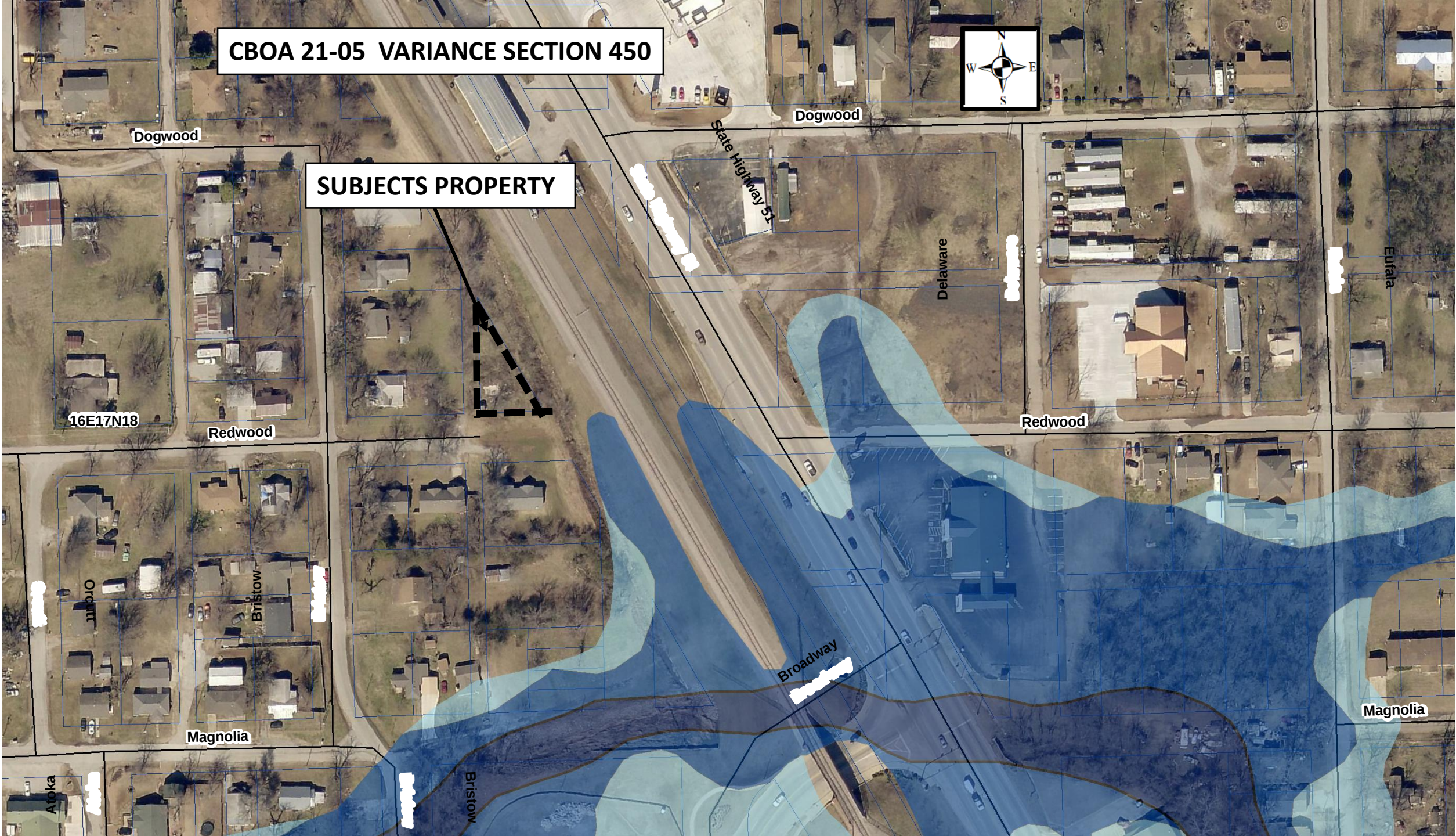
For additional information, contact the Community Development Department at City Hall: 918-486-2189. Please reference the above case number when calling.

Dated at Coweta, Oklahoma this 22<sup>nd</sup> day of July 2021.

**CBOA 21-05 VARIANCE SECTION 450**



**SUBJECTS PROPERTY**





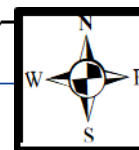
LOT 13 AND LOT 14, BLOCK 7 OF ORCUTT ADDITION TO  
NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

$$(R) = RECORD$$


Dogwood

**CBOA 21-05 VARIANCE SECTION 450**

Dogwood



**SUBJECTS PROPERTY**

State Highway 51

Delaware

Redwood

16E17N18

Redwood

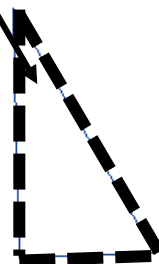
Orcutt

Bristow

Magnolia

Bristow

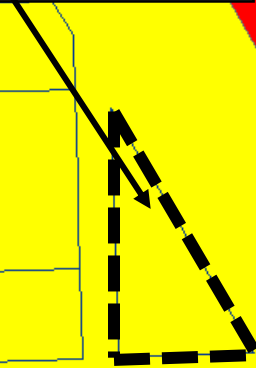
Broadway



CBOA 21-05 VARIANCE SECTION 450



SUBJECTS PROPERTY



16E17N18

Redwood

RS-3

Redwood

CG

Delaware

RMH

**Legend**

ZONE\_TYPE

- CG General Commercial
- RMH Residential Manufactured Homes
- RS-3 Residential Single Family

Magnolia

Bristow

Broadway

Orcutt

Bristow

State Highway 51

Dogwood

RS-3



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### **STAFF RECOMMENDATION**

Staff recommends approval of CBOA 21-05.

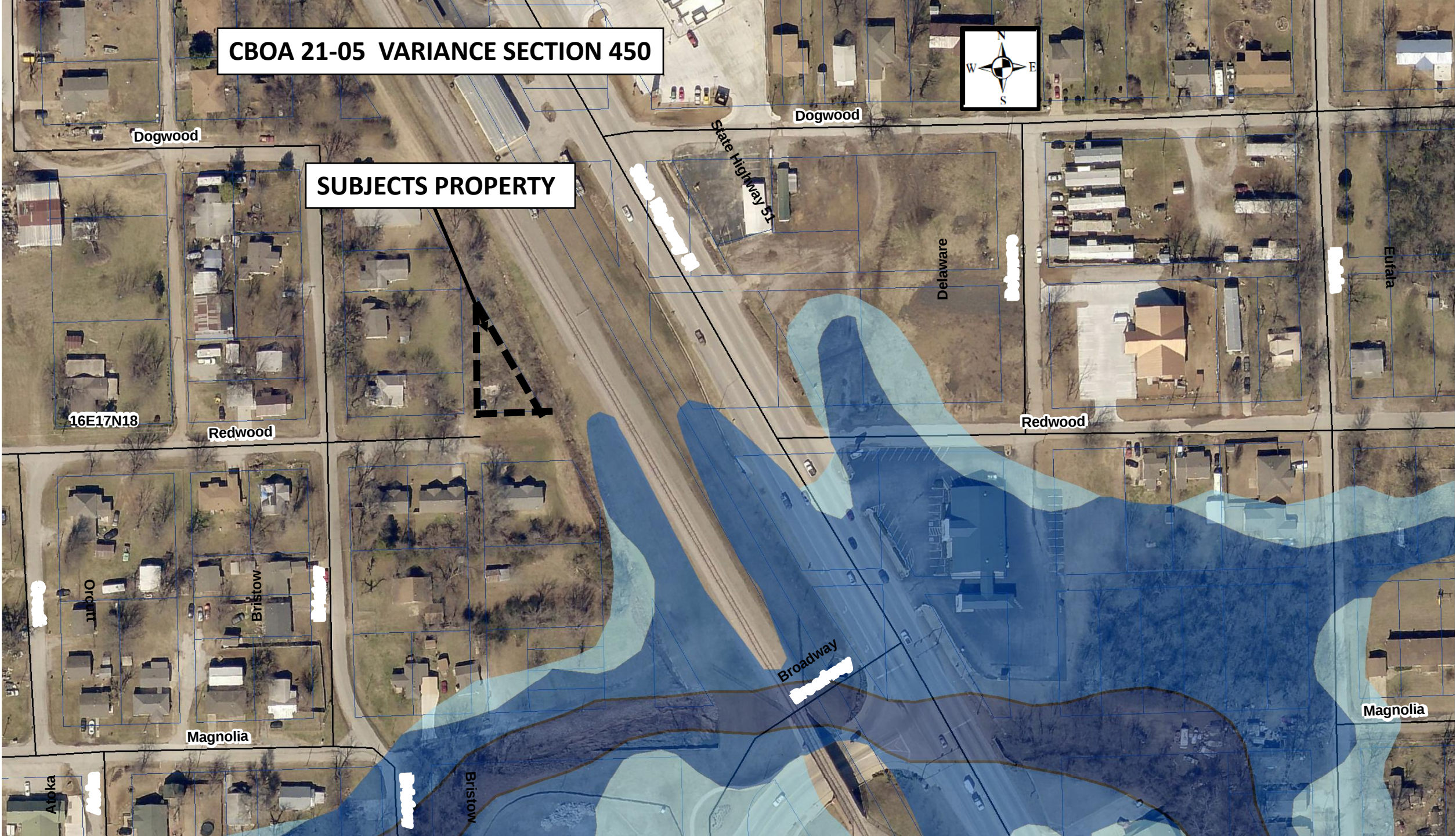
### **ATTACHMENTS**

1. Aerial View Map
2. Location Map
3. Zoning Map
4. Public Hearing Notice

**CBOA 21-05 VARIANCE SECTION 450**



**SUBJECTS PROPERTY**



Dogwood

Dogwood

State Highway 51

Delaware

Eufala

16E17N18

Redwood

Redwood

Orcutt

Bristow

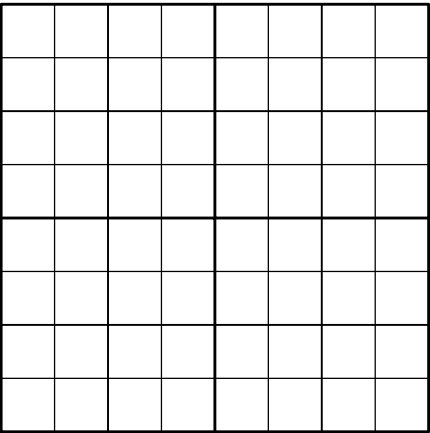
Magnolia

Atoka

Bristow

Broadway

Magnolia



# PLAT OF SURVEY

## LEGAL DESCRIPTION

LOT 13 AND LOT 14, BLOCK 7 OF ORCUTT ADDITION TO  
NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

## LOCATION MAP

SEC. 18 T 17 N, R 16 E

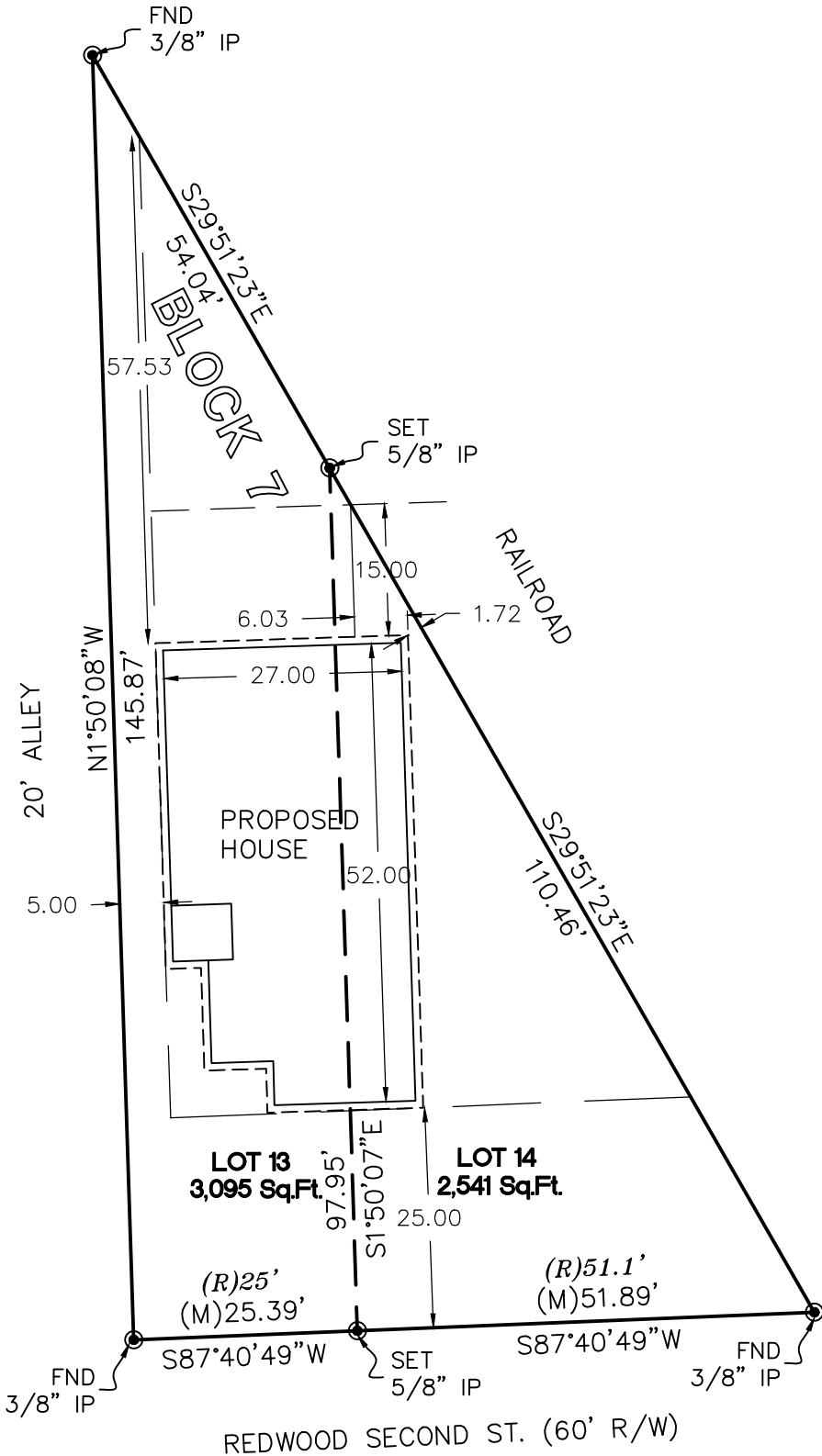
SCALE: 1"= 20'

● =IRON PIN

—x— =FENCE

(M) =MEASURED

(R) =RECORD



THIS DOCUMENT IS PRELIMINARY  
IN NATURE AND IS NOT A FINAL,  
SIGNED AND SEALED DOCUMENT.

BEARINGS ARE BASED ON NAD83  
OKLAHOMA STATE PLANE  
COORDINATE SYSTEM.

TONY ROBISON, LAND SURVEYOR NO. 1886

**Heartland Surveying &  
Mapping, PLLC**

CA #4849

600 Emporia St., Ste."C"  
Muskogee, Oklahoma 74401

(918) 682-7796

FOR: MARK TRUITT

114 W. Redwood St., Coweta

DATE: 7/21/2021

W.O.# 9529

SURVEYED BY: RT/LS/TT

DRAWN BY: AM

Last Site Visit: 5/21/2021

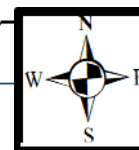
THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

FILE NAME  
Jul 21, 2021 - 11:33am  
S:\CAD - HEARTLAND-FILES\wo9529-2.dwg

Dogwood

**CBOA 21-05 VARIANCE SECTION 450**

Dogwood



**SUBJECTS PROPERTY**

State Highway 51

Delaware

Redwood

16E17N18

Redwood

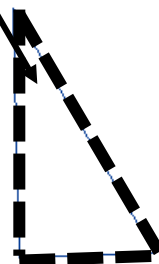
Orcutt

Bristow

Magnolia

Bristow

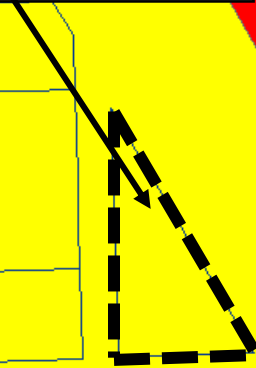
Broadway



CBOA 21-05 VARIANCE SECTION 450



SUBJECTS PROPERTY



16E17N18

Redwood

RS-3

Redwood

CG

Delaware

RMH

**Legend**

ZONE\_TYPE

- CG General Commercial
- RMH Residential Manufactured Homes
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Magnolia

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