



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, SEPTEMBER 20, 2021, 6:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Melanie Lander ____
Jessica Morris ____
Kathy Sloat-Ahlstrom ____
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 REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON JULY 19, 2021.

Documents:

[210719 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 21-06

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT (SUP) FOR A SPRAY-PAINTING AND WELDING SHOP IN AN EXISTING BUILDING ON PROPERTY ZONED COMMERCIAL GENERAL (CG) LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 26319 E. STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[210920 STAFF REPORT CZ21-06 SUP.PDF](#)
[LOCATION MAP.PDF](#)
[CZ 21-06 SUP ZONING MAP.PDF](#)
[CZ 21-06 SUP SURVEY.PDF](#)
[CZ 21-06 SUP SITE PLAN LAYOUT.PDF](#)
[CZ 21-06 SUP LOCATION MAP.PDF](#)
[CZ 21-06 SUP AERIAL VIEW.PDF](#)
[CZ 21-06 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CZ 21-06 SITE PLAN LAYOUT 083021.PDF](#)
[PHNZONING CZ 21-06 JEFF MARQUIS .PDF](#)

VI. OLD BUSINESS

1. CZ 21-06

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 (SUP) FOR A SPRAY-PAINTING AND WELDING SHOP IN AN EXISTING BUILDING ON PROPERTY ZONED COMMERCIAL GENERAL (CG) LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA AT 26319 E. STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[210920 STAFF REPORT CZ21-06 SUP.PDF](#)
[CZ 21-06 SITE PLAN LAYOUT 083021.PDF](#)
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[CZ 21-06 SUP SURVEY.PDF](#)
[CZ 21-06 SUP ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[PHNZONING CZ 21-06 JEFF MARQUIS .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
MONDAY, JULY 19, 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

III. 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.

IV. CONSENT

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

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

V. PUBLIC HEARINGS

1. Public Hearing - Preliminary Plat – Lancaster Place Phase 1

Public hearing to accept public comment on a request for approval of a preliminary plat of Lancaster Place, Phase 1, a subdivision of approximately 27.09 acres, more or less, with 95 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 26, Township 18 North, Range 15 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 the citizens in attendance at this meeting. The public hearing for this item was closed.

2. Public Hearing – Preliminary Plat Way Maker Acres

Public hearing to accept public comment on a request for approval of a preliminary plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot located on East 111th Street South and East of South 273rd East Avenue in Section 25, Township 18 North, Range 15 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 the citizens in attendance at this meeting. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CLS 21-02 Minor Subdivision

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Manager of a Minor Subdivision, Case No. CLS 21-02, on property located at 14355 South 273rd East Avenue in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report. He noted that the applicants were present for the meeting and their application has met all City requirements. He reported that Staff recommended approval of the Minor Subdivision.

There were no questions from the Commissioners. Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to send a recommendation of approval of CLS 21-02 to the City Manager.

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

2. Preliminary Plat – Lancaster Place Phase 1

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Lancaster Place, Phase 1, a subdivision of approximately 27.09 acres, more or less, with 95 lots, located on the corner of South 273rd East Avenue and East 111th Street South in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

The applicant's representative, Development Manager for Glenwood Homes, Mr. Larry Pennington, was present for the meeting and came forward to field questions from the Commissioners. Commissioner Carter Mathews asked if the name change and the addition of two more lots were the only changes from the previous plat. Mr. Pennington confirmed that those were the only changes.

Motion was made by Commissioner Carter Mathews to approve the Preliminary Plat for Lancaster Place, Phase 1. That motion was seconded by Commissioner Kathy Sloat-Ahlstrom.

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

3. Preliminary Plat – Way Maker Acres

Discussion and possible action, including approval, approval with conditions, or denial of a request for approval of a preliminary plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot, located on East 111th Street South and East of South 273rd East Avenue in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

A representative for the applicant, Mr. Michael Posey, was present for this meeting. City Planner, Tom E. Young Jr., explained that a problem was discovered with the lot split on this piece of property that took place before it was annexed into the Coweta city limits. The easiest solution to that problem is the platting process.

Commissioner Melanie Lander asked if this was a subdivision with only one lot. Mr. Young answered yes, this subdivision has only one lot and one block of which the applicant is the sole owner. Mr. Young also noted that he had not received any comments from the Technical Advisory Committee or the City Engineer, and Staff recommends approval of this preliminary plat.

A motion was made by Commissioner Carter Mathews to approve the Way Maker Acres Preliminary Plat with the condition that the developer meets the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Joanna Jones.

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

4. Final Plat – Way Maker Acres

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council for the Final Plat of Way Maker Acres, a subdivision of approximately 8.00 acres, more or less, with 1 lot, located on East 111th Street South and East of South 273rd East Avenue in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

A motion was made by Commissioner Carter Mathews to send a recommendation of approval for the Way Maker Acres Final Plat to the Coweta City Council with the condition that the developer meets the comments of the Technical Advisory Committee and the City Engineer. That motion was seconded by Commissioner Kathy Sloat-Ahlstrom.

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

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 6:16 p.m.

Approved:

Chairman

Secretary

Date



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 26319 East State Highway 51
Zoning: General Commercial (CG)
Re: Case Number: CZ 21-06 SUP
Date: 09-20-2021

BACKGROUND

Marquis Outdoor Décor, LLC, is seeking to establish a Specific Use Permit for a Spray-Painting Shop and Welding Shop in an existing building on the property located on a tract of land located in the Southwest Quarter (SW4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, containing 2.54 acres. The property where the existing building is located is in the General Commercial (CG) zoning district. This will allow for the retail sale and lamp repair business on the property. The property is the location that was previously MBS Manufacturing business. The property is located at 26319 East State Highway 51. The retail sale and lamp repair business were previously located at 25085 East State Highway 51.

The Specific Use Permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

Staff finds that this request, if approved and implemented, would be compatible with the use for the retail sale and lamp repair business on the property in the manner that was previously the MBS Manufacturing business contemplated by the Comprehensive Plan.

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 21-06 SUP, for a Spray-Painting Shop and Welding Shop to be used for the retail sale and lamp repair business.

STAFF RECOMMENDATION

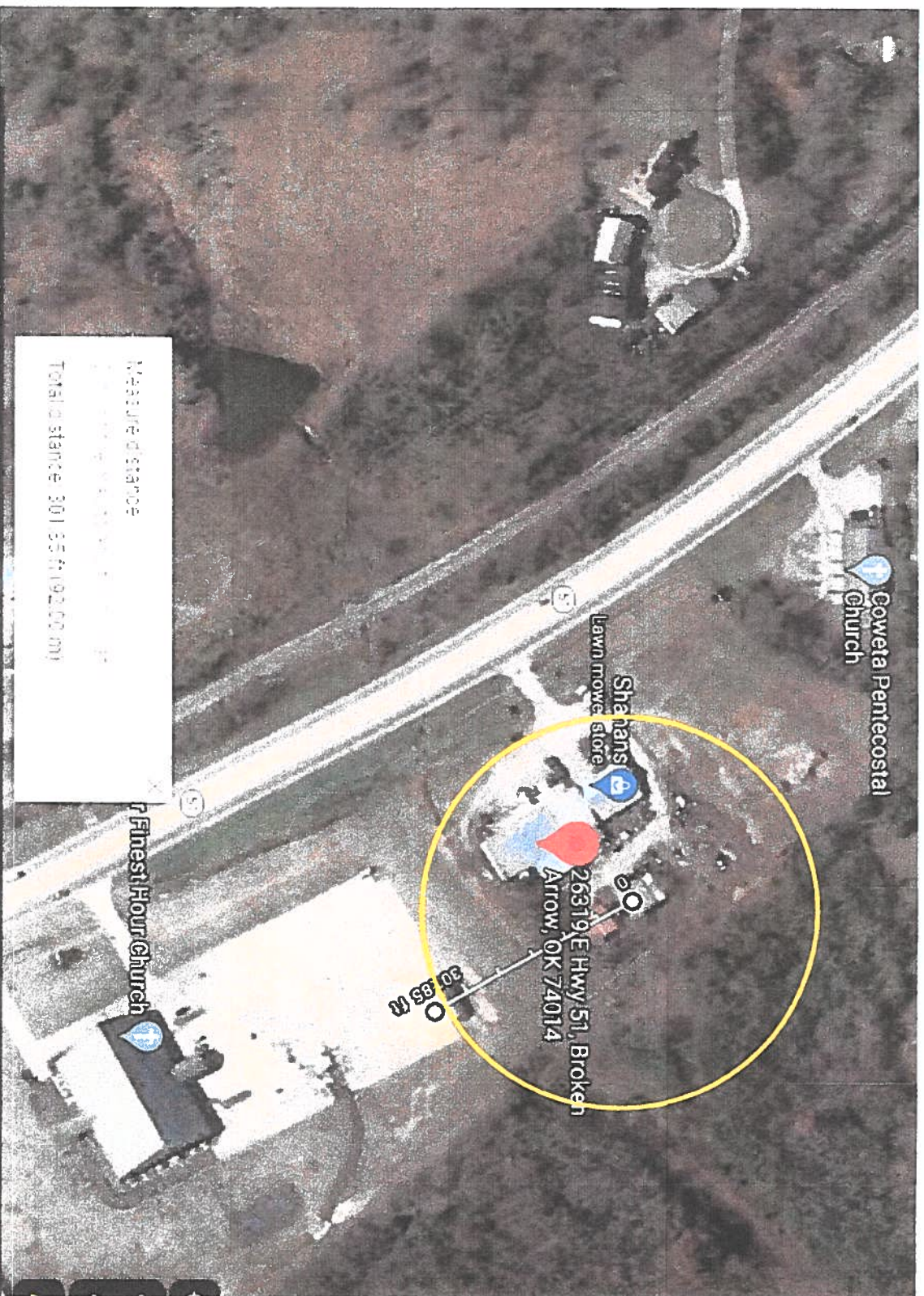
Staff recommends approval of the request to establish a Specific Use Permit, CZ 21-06 SUP, for a Spray-Painting Shop and Welding Shop to be used for the retail sale and lamp repair business, with conditions.

1. Revised site plan showing the drainage plans with current and finished floor elevations. No finished grading is shown on the site or parking.
2. Revised site plan showing the width and length of the parking spaces and showing the width and length of the ADA parking spaces.
3. Revised site plan showing the landscaping requirements showing location, number of trees, size of trees and type of trees.

ATTACHMENTS

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

Location of Paint
Booth with 300'
radius



CZ 21-06 SPECIFIC USE PERMIT

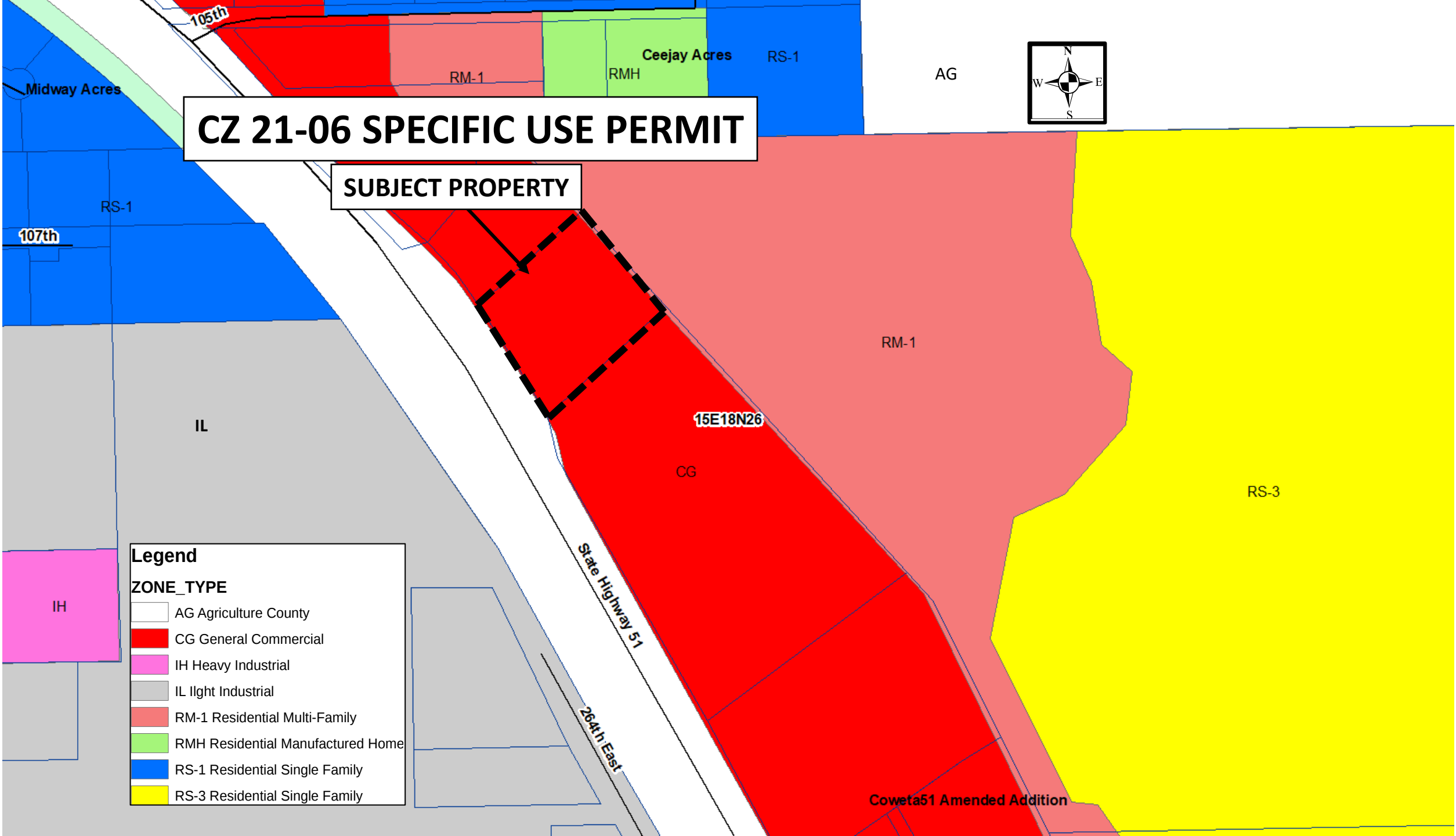
SUBJECT PROPERTY



Legend

ZONE_TYPE

	AG Agriculture County
	CG General Commercial
	IH Heavy Industrial
	IL Light Industrial
	RM-1 Residential Multi-Family
	RMH Residential Manufactured Home
	RS-1 Residential Single Family
	RS-3 Residential Single Family



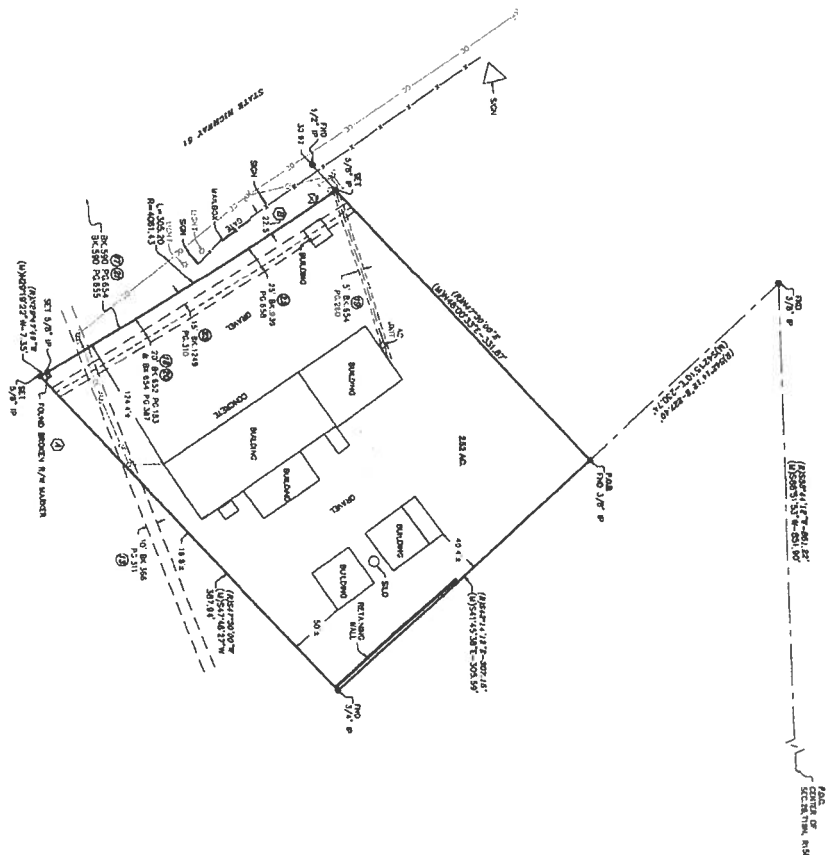
LEAD

1. POWER FOLE
2. LIGHT FOLE
3. THERMOC. PERSIA
4. COM. INFLATION POL.
5. WATER METER
6. RICE PAK
(a) MEASURED DISTANCE
(b) RECORD DISTANCE

1. FOLE

5

CINCINNATI



50 0 50 100
SCALE IN FEET

NO EVIDENCE OF EARTH MOVING WAS
OBSERVED

BEARINGS ARE BASED ON MARCH 2011
OKLAHOMA STATE PLANT COORDINATE
SYSTEM, NORTH ZONE.

THIS PLAT MEETS OKLAHOMA MINIMUM
SURVEY STANDARDS.

LIST OF ENCLOSUREMENTS

- ② A broken right-of-way monument (see 2.0 just northwesterly fence where the legal description begins the property line, based on existing monuments found at 5 corners of property
- ③ Cuts, fences and signs are situated in Aghvany right-of-way, as shown

SCHEDULE "B" ITEMS

- [illegible]

LEGAL DESCRIPTION

The land described as follows:
A tract of land located in the SW^{1/4} of Section 22, Township 16 North, Range 16 East, T16N, R16E, of the 6th Principal Meridian, and within the boundaries of the Indian Reservation of the Medicine River and Big Horn, Montana, and more particularly described as follows:
Section 22, Township 16 North, Range 16 East, of the 6th Principal Meridian, U.S. Government Survey, containing 3600 acres, more or less, divided into 360 1-acre lots, numbered 1 to 360, inclusive, as follows:
Lots 1 to 10, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 11 to 20, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 21 to 30, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 31 to 40, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 41 to 50, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 51 to 60, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 61 to 70, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 71 to 80, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 81 to 90, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 91 to 100, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 101 to 110, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 111 to 120, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 121 to 130, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 131 to 140, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 141 to 150, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 151 to 160, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 161 to 170, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 171 to 180, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 181 to 190, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 191 to 200, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 201 to 210, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 211 to 220, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 221 to 230, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 231 to 240, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 241 to 250, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 251 to 260, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 261 to 270, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 271 to 280, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 281 to 290, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 291 to 300, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 301 to 310, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 311 to 320, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 321 to 330, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 331 to 340, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 341 to 350, inclusive, a distance of 337.44 ft. to the Point of Beginning; Lots 351 to 360, inclusive, a distance of 337.44 ft. to the Point of Beginning.

PROPERTY ADDRESS:
20370 E. Hwy 61, Broken Arrow, OK 74011

ALTA/NBPS LAND TITLE SURVEY
26319 E. HWY. 51, BROKEN ARROW
WAGONER COUNTY, OK.

SUBSCRIPTION'S CAPITALIZATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2025 Minimum Standard Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 6 and 8 of Table A thereof. The field work was completed on 6/9/2017.

Date: March 6, 2021 at 6:01 P.M.

Секретариат: тел. 21-0071858

Date: 5/3/2021

100% Satisfaction

Land Surveyor No. 16

C.A. #4549
State of Oklahoma

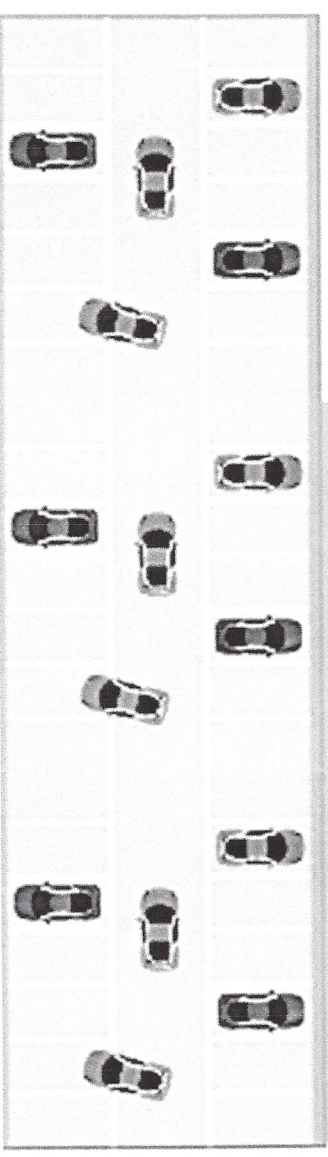
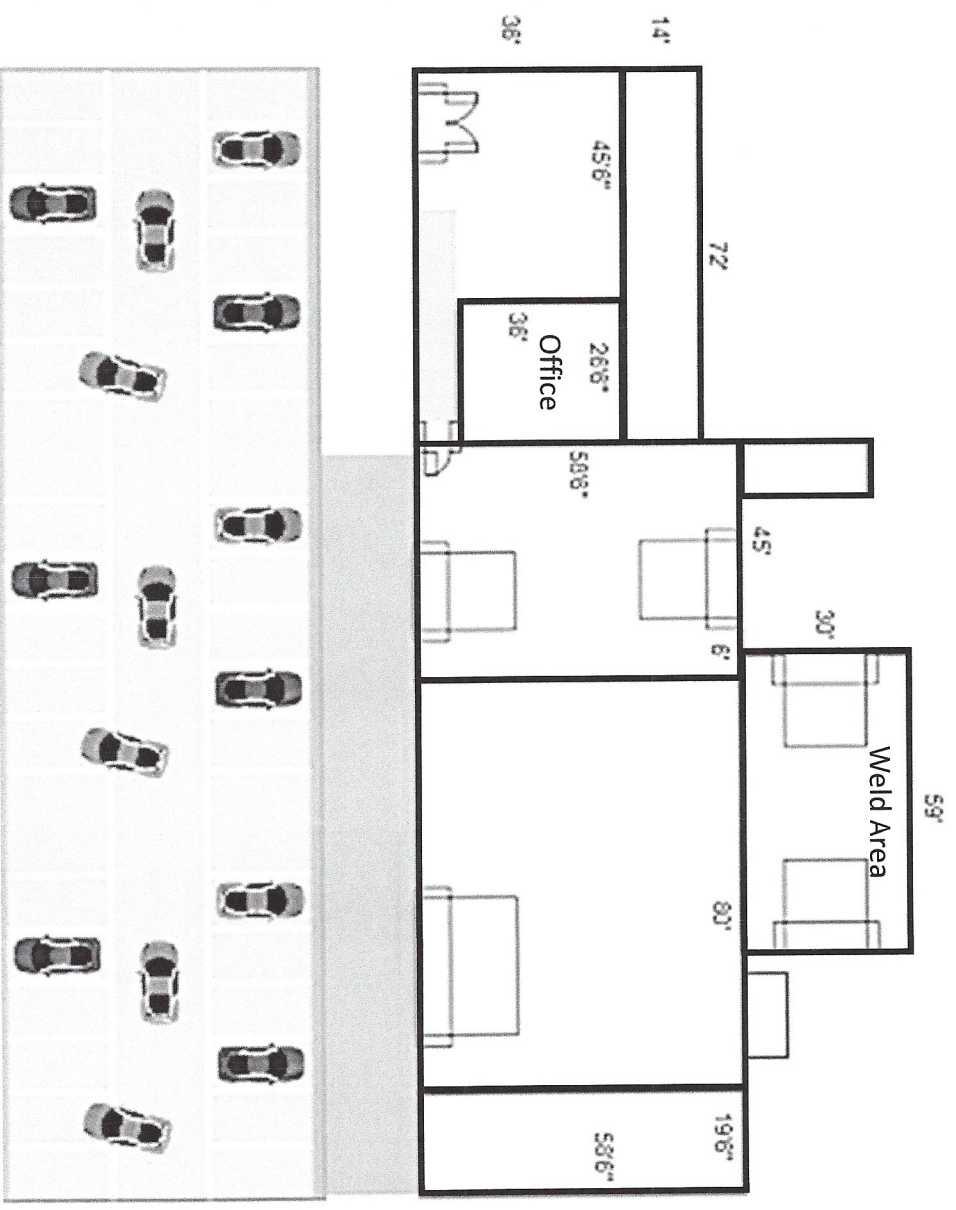
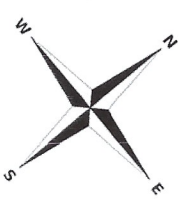
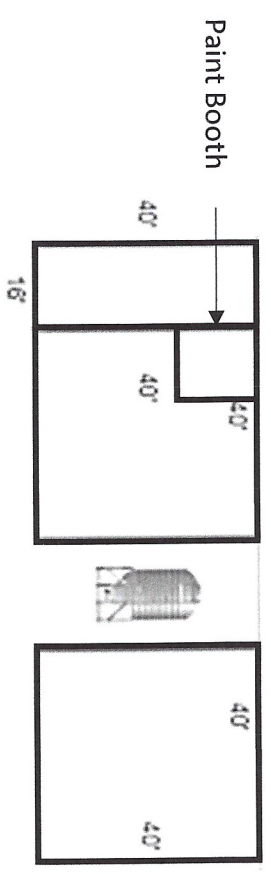
Date of Last Revision: 7/2011

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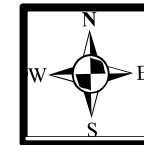
Example: Mammography
According to the U.S. Dept. of Health and Human Services, mammography is the most effective way to detect breast cancer early.

Zona "X". Areas delimitadas

Site II - Street Lamps of America- 26319 E Hwy 51



CZ 21-06 SPECIFIC USE PERMIT



SUBJECT PROPERTY

15E18N26

State Highway 51

264th East

Coweta51 Amended Addition

105th

Midway Acres

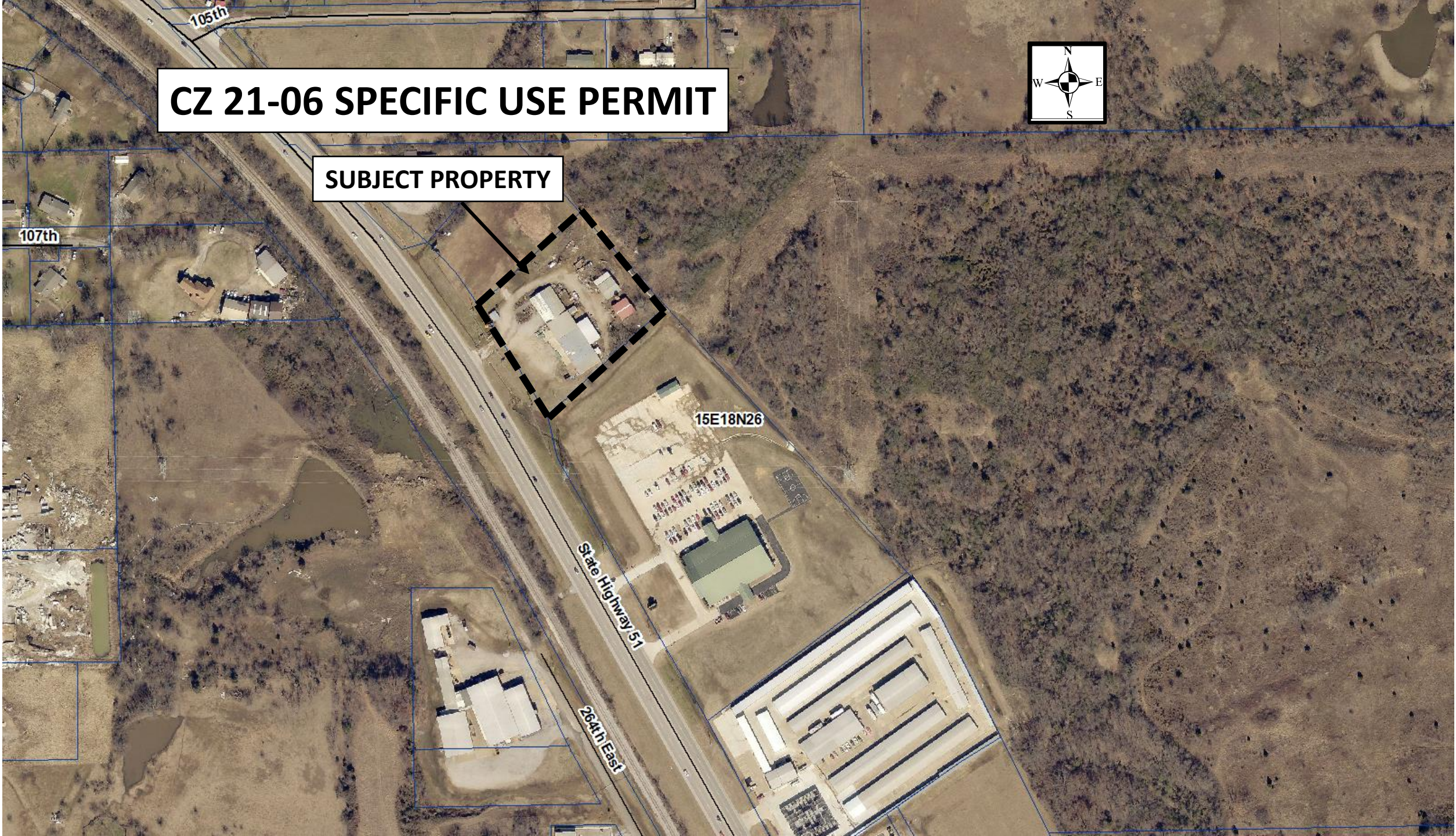
107th

Ceejay Acres

CZ 21-06 SPECIFIC USE PERMIT

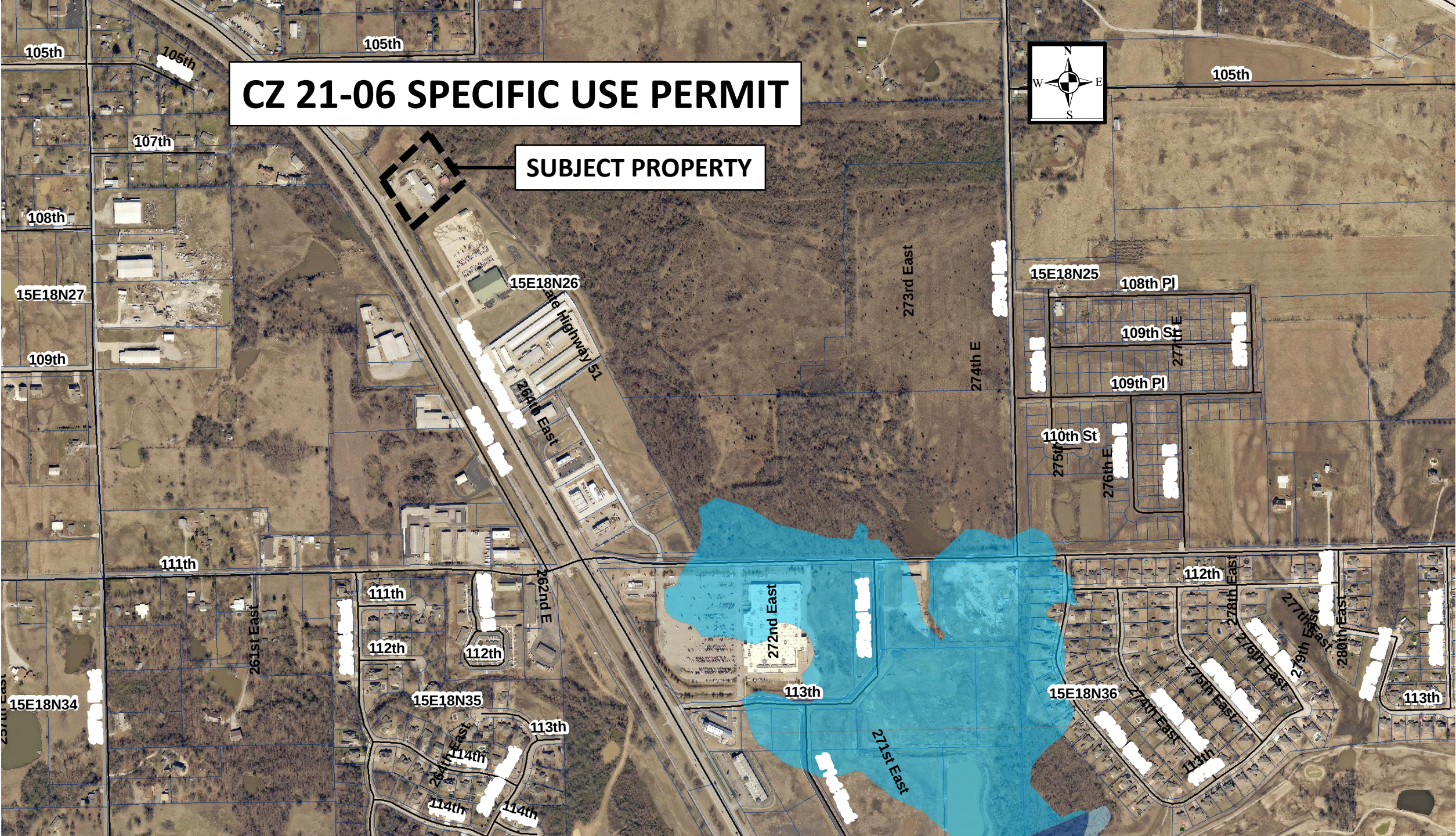


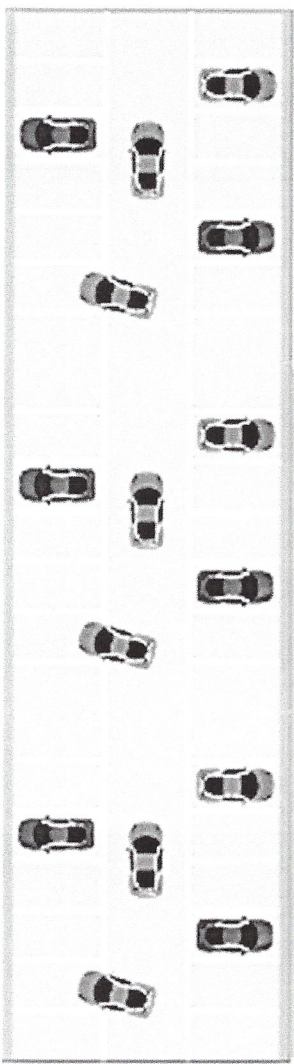
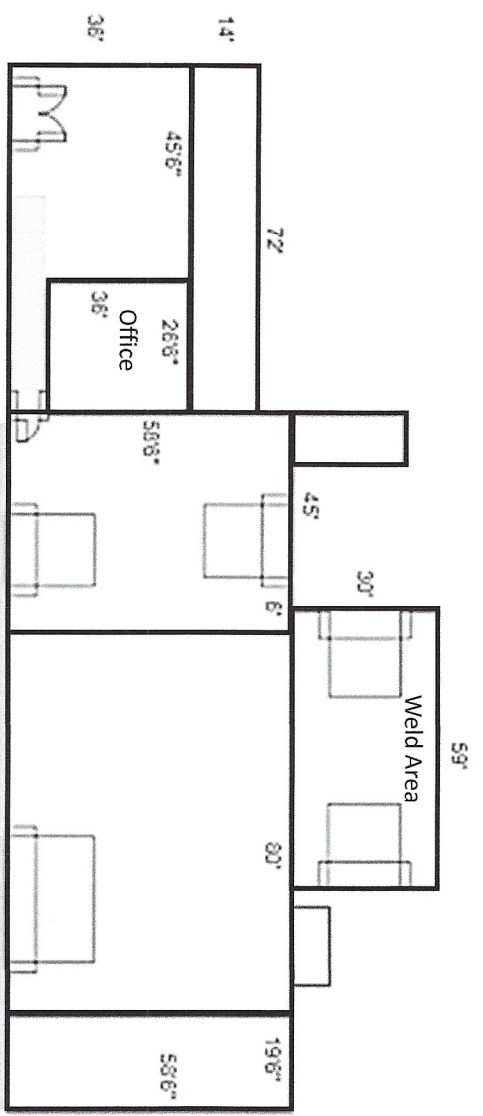
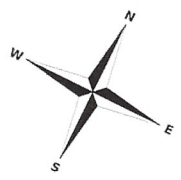
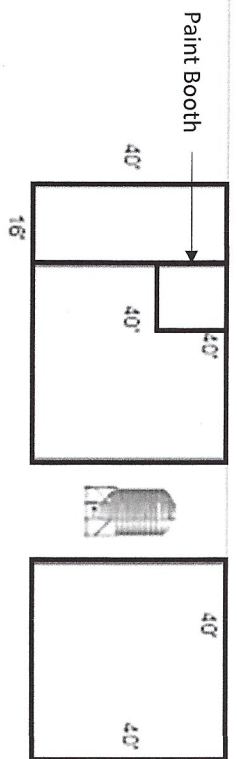
SUBJECT PROPERTY



CZ 21-06 SPECIFIC USE PERMIT

SUBJECT PROPERTY





**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 21-06 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 20th day of September 2021.

At the above time and place will be heard CZ 21-06 SUP, a request from Marquis Outdoor Décor, LLC, to establish a Specific Use Permit for a Spray-Painting Shop and Welding Shop in an existing building on the property zoned Commercial General (CG). The property is located at 26319 East State Highway 51, Coweta, OK, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, more particularly described as follows:

A tract of land located in the Southwest Quarter (SW4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, containing 2.54 acres and further described as follows:

Commencing at the center of said Section 26; thence S88°44.12'W a distance of 851.22 feet; thence S42°14.12'E a distance of 227.40 feet to the Point of Beginning, thence S42°14.12'E a distance of 307.15 feet; thence S47°30.00'W a distance of 387.94 feet; thence N29°47.49'W along the East Right-of-Way line of Highway 51 a distance of 7.35 feet; thence on 4061.43 foot radius curve to the left along the East Right-of-Way line of Highway 51 a distance of 305.20 feet; thence N47°30.00'E a distance of 331.87 feet; to Point of Beginning, Wagoner County, State of Oklahoma.

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 October 4, 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 19th day of August, 2021 in Coweta Oklahoma.



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 26319 East State Highway 51
Zoning: General Commercial (CG)
Re: Case Number: CZ 21-06 SUP
Date: 09-20-2021

BACKGROUND

Marquis Outdoor Décor, LLC, is seeking to establish a Specific Use Permit for a Spray-Painting Shop and Welding Shop in an existing building on the property located on a tract of land located in the Southwest Quarter (SW4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, containing 2.54 acres. The property where the existing building is located is in the General Commercial (CG) zoning district. This will allow for the retail sale and lamp repair business on the property. The property is the location that was previously MBS Manufacturing business. The property is located at 26319 East State Highway 51. The retail sale and lamp repair business were previously located at 25085 East State Highway 51.

The Specific Use Permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

Staff finds that this request, if approved and implemented, would be compatible with the use for the retail sale and lamp repair business on the property in the manner that was previously the MBS Manufacturing business contemplated by the Comprehensive Plan.

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 21-06 SUP, for a Spray-Painting Shop and Welding Shop to be used for the retail sale and lamp repair business.

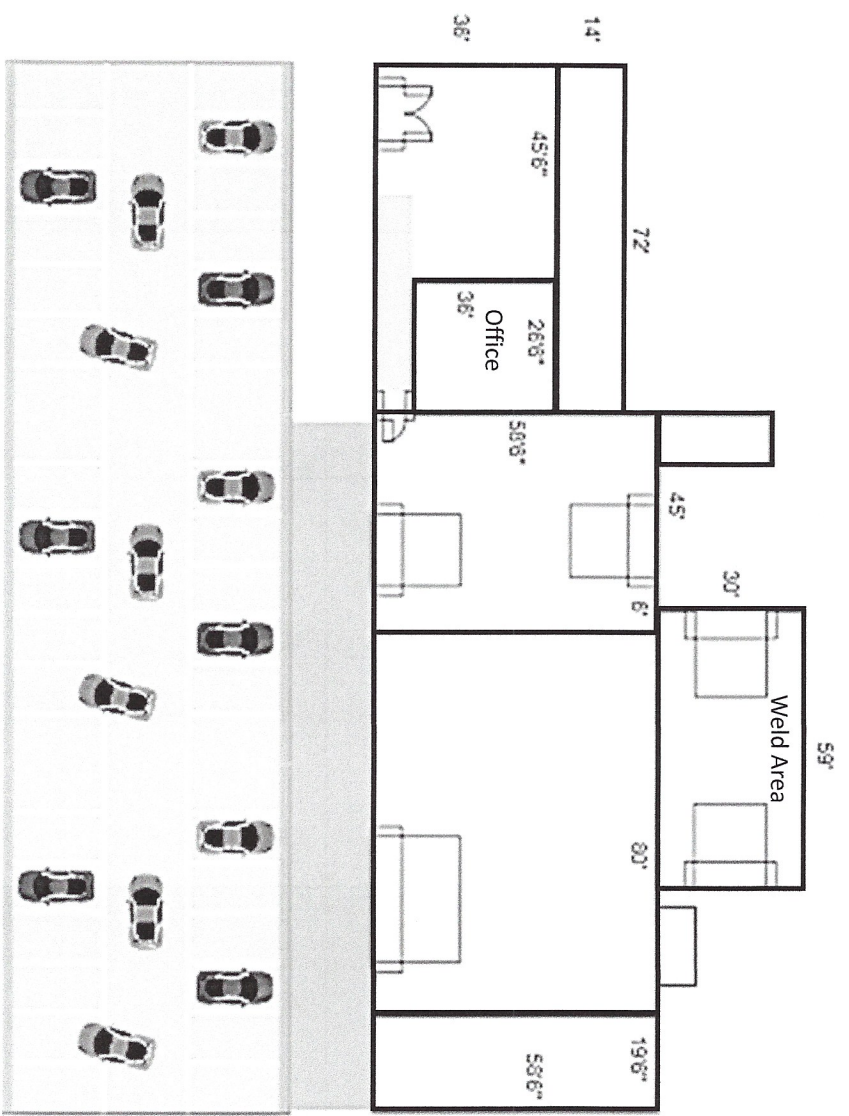
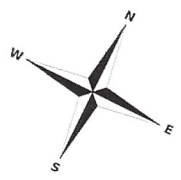
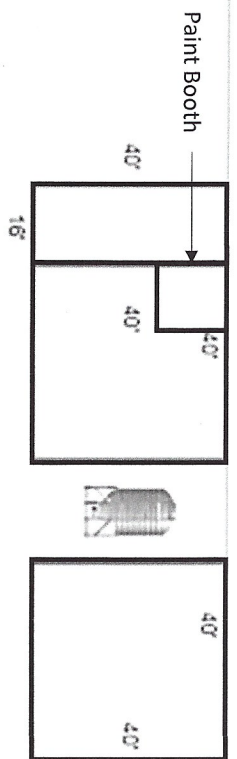
STAFF RECOMMENDATION

Staff recommends approval of the request to establish a Specific Use Permit, CZ 21-06 SUP, for a Spray-Painting Shop and Welding Shop to be used for the retail sale and lamp repair business, with conditions.

1. Revised site plan showing the drainage plans with current and finished floor elevations. No finished grading is shown on the site or parking.
2. Revised site plan showing the width and length of the parking spaces and showing the width and length of the ADA parking spaces.
3. Revised site plan showing the landscaping requirements showing location, number of trees, size of trees and type of trees.

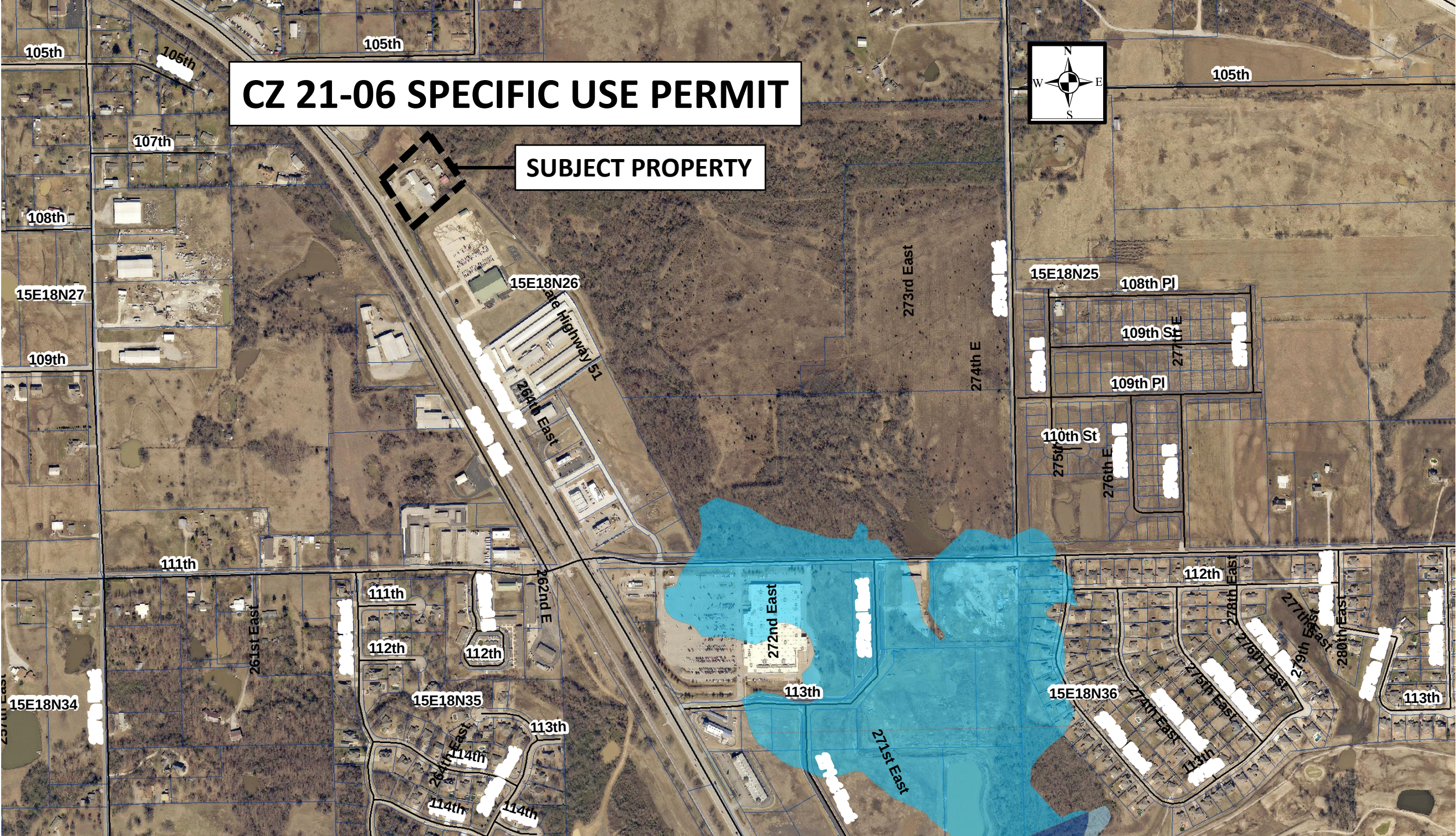
ATTACHMENTS

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



CZ 21-06 SPECIFIC USE PERMIT

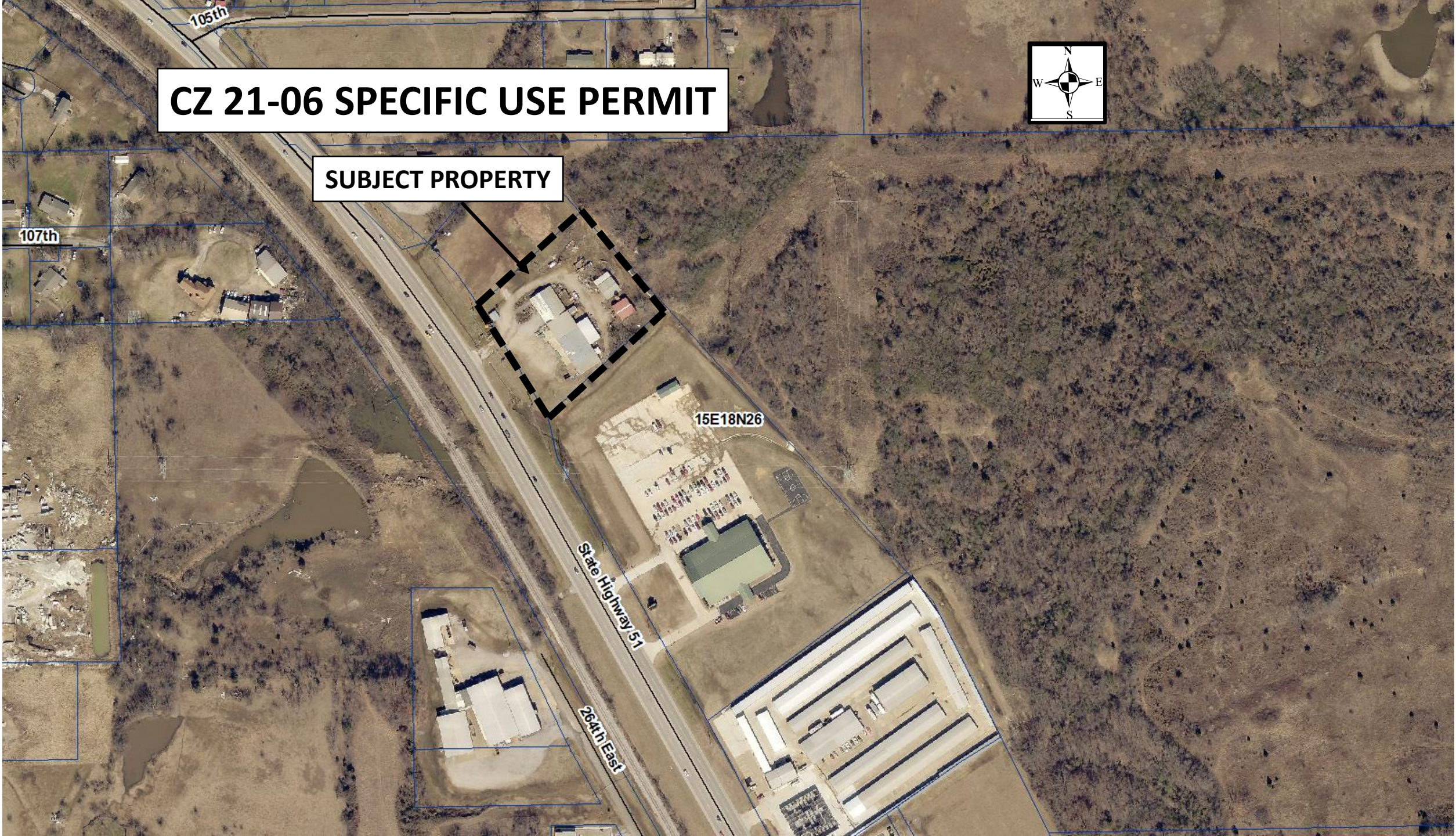
SUBJECT PROPERTY



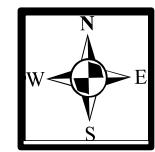
CZ 21-06 SPECIFIC USE PERMIT



SUBJECT PROPERTY



CZ 21-06 SPECIFIC USE PERMIT



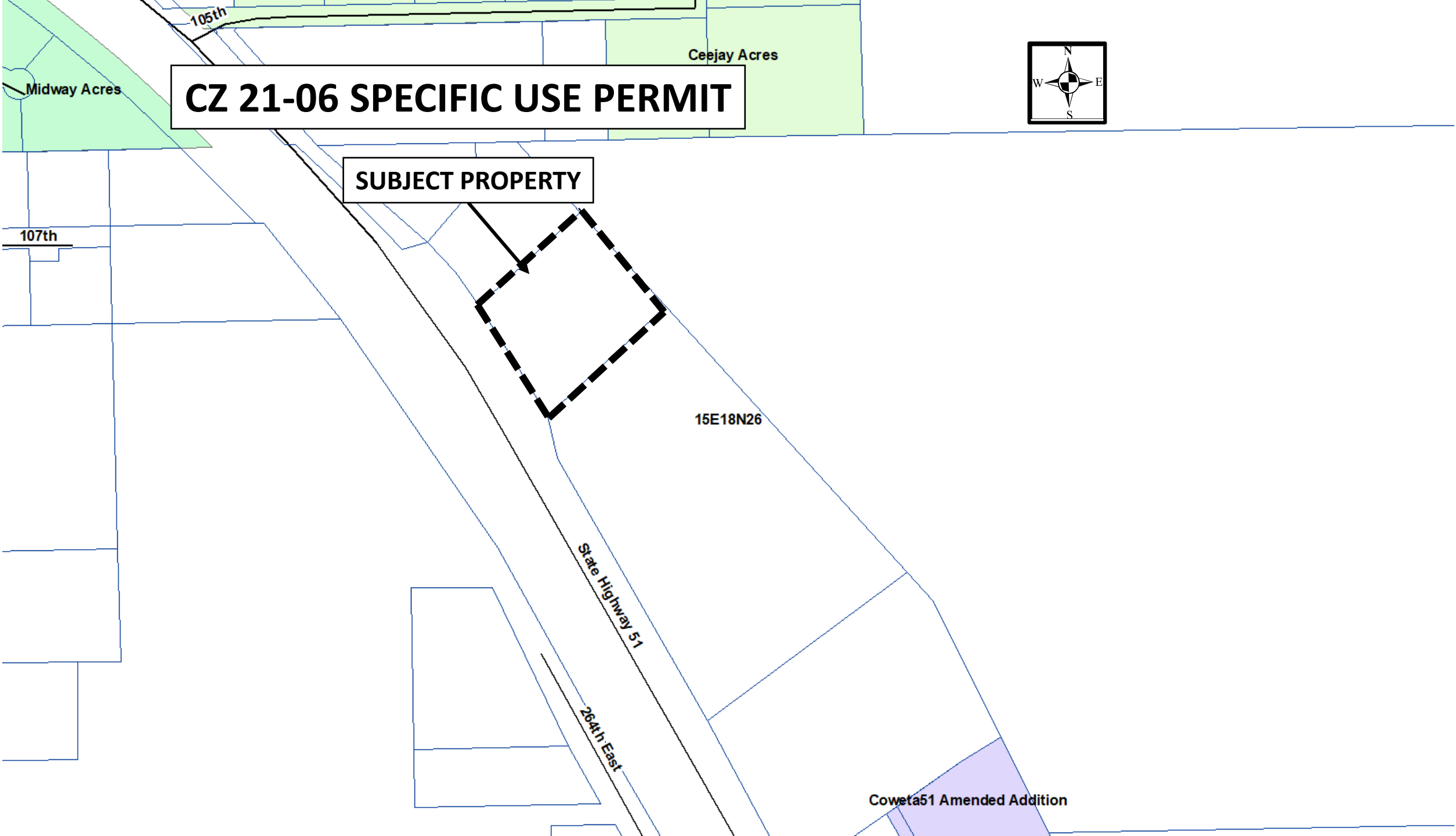
SUBJECT PROPERTY

15E18N26

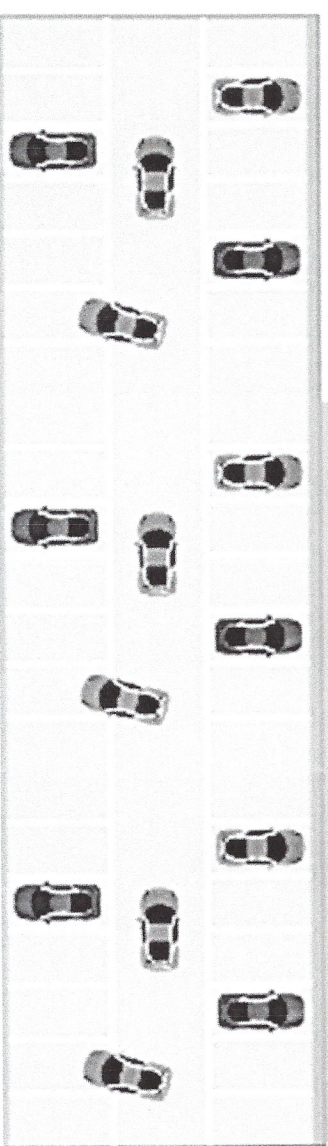
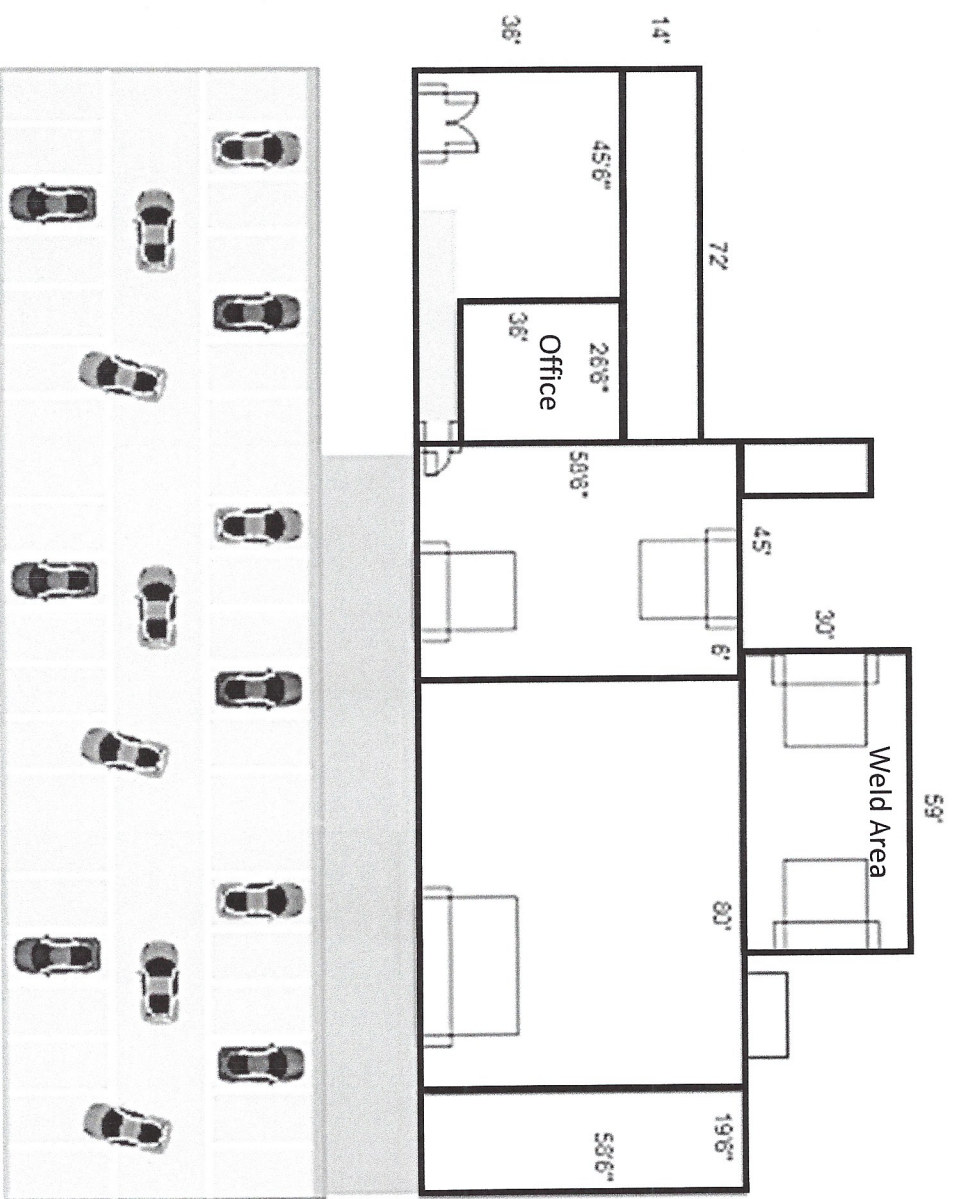
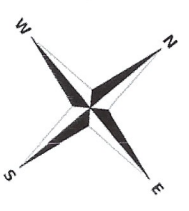
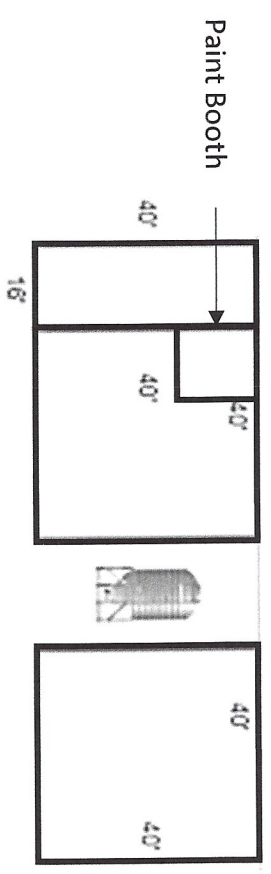
State Highway 51

264th East

Coweta51 Amended Addition



Site II - Street Lamps of America- 26319 E Hwy 51



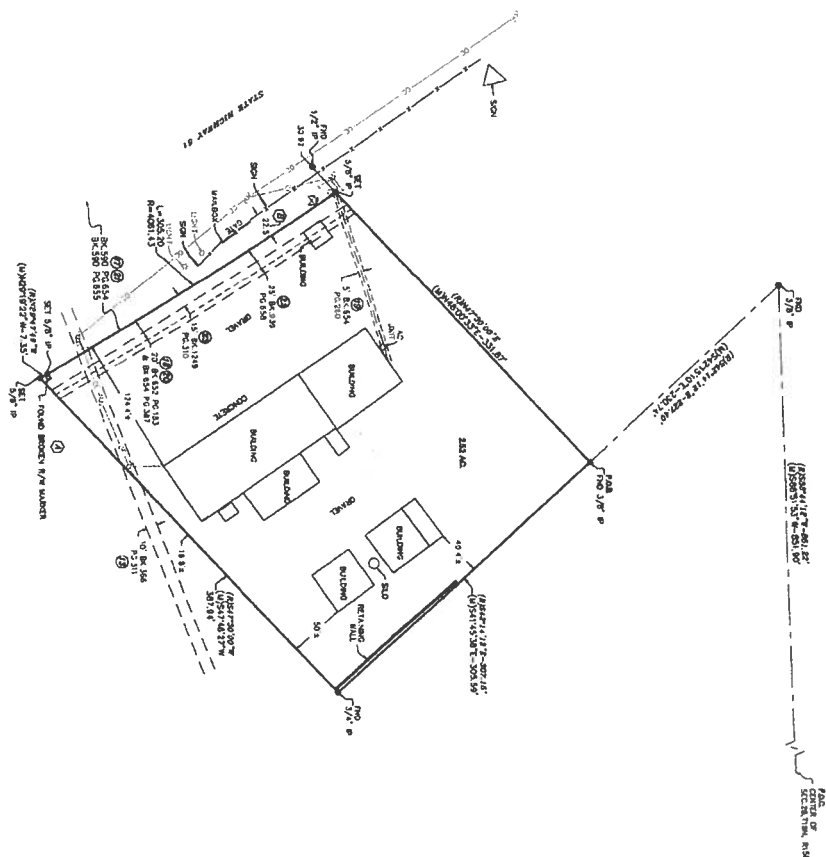
LEAD

1. POWER FOLE
2. LIGHT FOLE
3. THERMOC. PERSIA
4. COM. INFLATION POL.
5. WATER METER
6. RICE PAK
(a) MEASURED DISTANCE
(b) RECORD DISTANCE

1. FOLE

5

CINCINNATI



NO EVIDENCE OF EARTH MOVING WAS
OBSERVED

BEARINGS ARE BASED ON MARCH 2011
OKLAHOMA STATE PLANT COORDINATE
SYSTEM, NORTH ZONE.

THIS PLAT MEETS OKLAHOMA MINIMUM
SURETY STANDARDS.

LIST OF ENCROACHMENTS

- ① A broken right-of-way monument (see 2.9) just northwesterly from where the legal description places the property line, based on existing monuments found at 2 corners of property
- ② Gola, fence and signs are situated in Nighway right-of-way as shown

BOCHÉDULE 'B' ITEMS

- [illegible]

LEGAL DESCRIPTION

The land was described as follows: a tract of land located in the 37th of Section 20, Township 18 North, Range 16 East, T18N, R16E, S37E, in the 1st of the Indian Reservation and Blackfeet, Rogers County, State of Montana, according to the U.S. Government Survey of the Indian Reservation, Blackfeet, Rogers County, State of Montana, Section 24/16E, T18N, R16E, S37E, at a distance of 227.10 feet to the Point of Beginning; Thence S17E, T18N, R16E, S37E, at a distance of 207.15 feet; Thence S70.30°W at a distance of 337.61 feet; Thence N89°17'49" along the East Right-of-Way line of Highway 51 at a distance of 24.00 feet; Thence on a 100-ft. wide radius curve to the left along the East Right-of-Way line of Highway 51 at a distance of 265.20 feet; Thence N75°25'00" at a distance of 21.00 feet to the Point of Beginning. Containing 3.63 acres, more or less.

PROPERTY ADDRESS:
20370 E. Hwy 61, Broken Arrow, OK 74011

ALTA/NAPS LAND TITLE SURVEY
26319 E. HWY. 51, BROKEN ARROW
WAGONER COUNTY, OK.

SUBSCRIPTIONS & CIRCULARIZATION

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2025 Minnesota Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 6 and 16 of Table A therein. The field work was completed on 4/8/2017.

Date: March 6, 2021 at 6:01 P.M.

Casey J. Smith, MD, 21-06715

Date: 5/3/2021

100% finished

TONY ROBINSON
Good Shepherd No. 11

C.A. #4849

Date of Survey: 4/9

...

FLOOD CERTIFICATION

Panel Number 40148C012

Year	Percentage of Respondents
1997	65
1998	68
1999	70
2000	72
2001	75
2002	78
2003	80
2004	85

CZ 21-06 SPECIFIC USE PERMIT

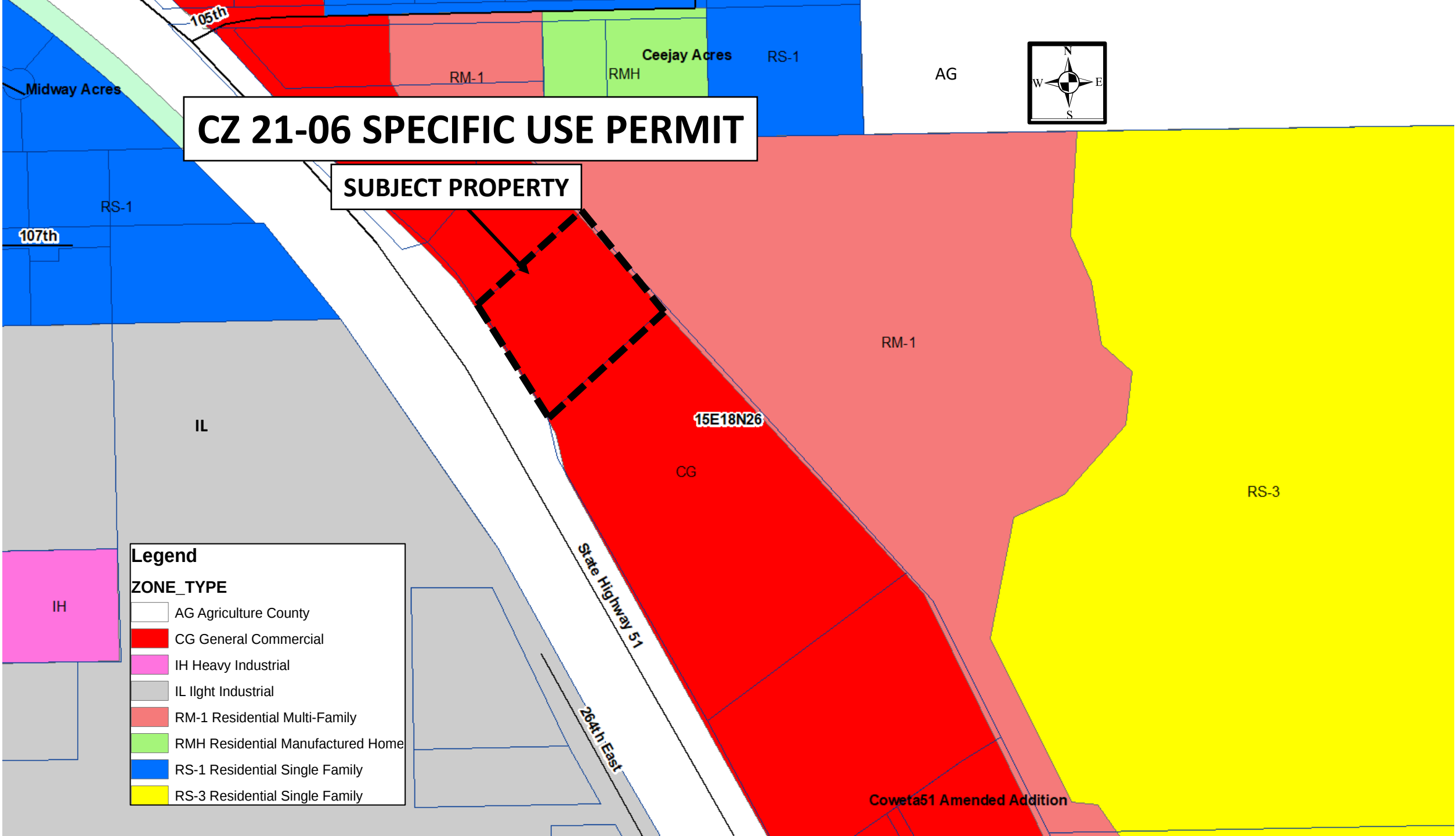
SUBJECT PROPERTY



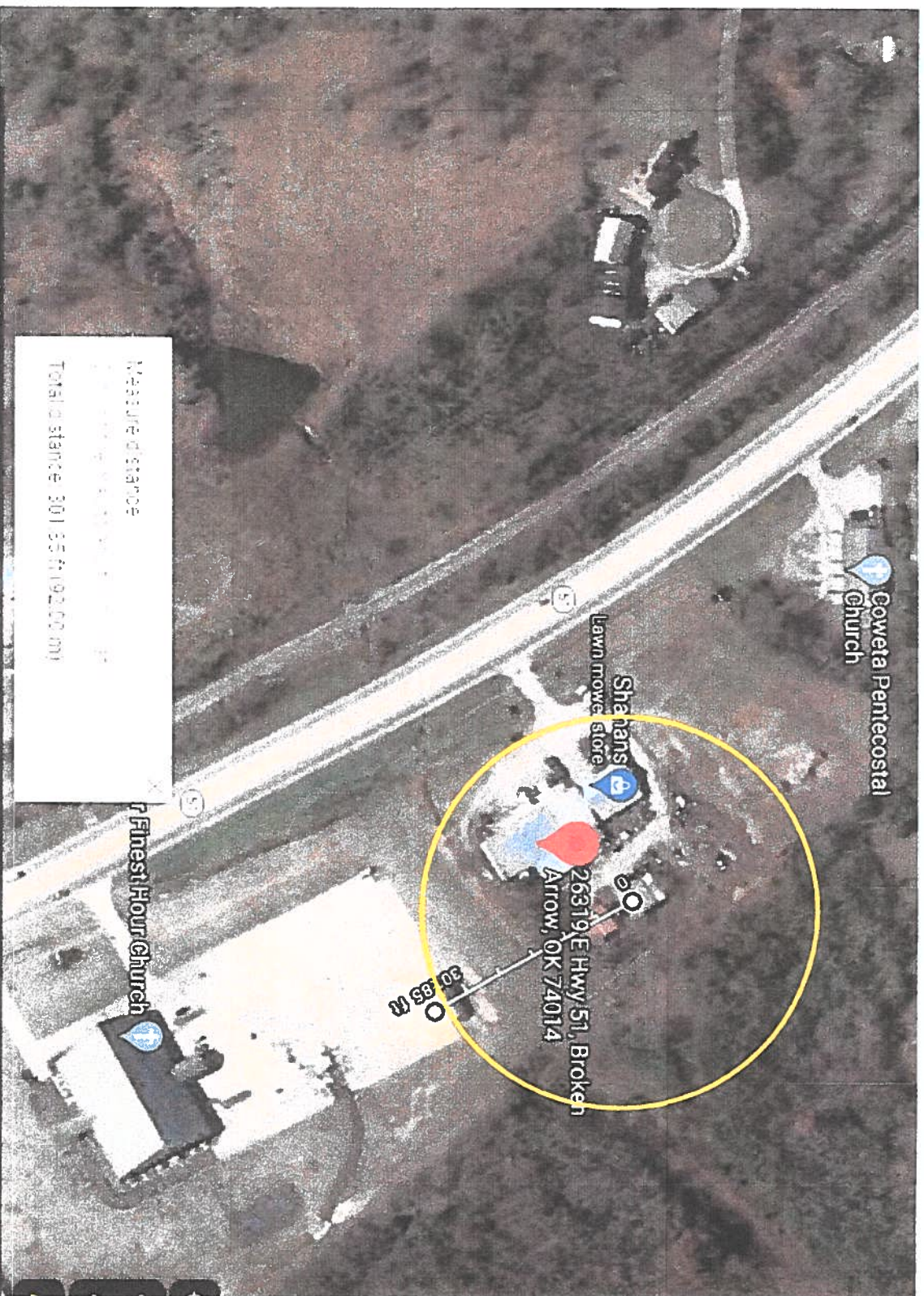
Legend

ZONE_TYPE

	AG Agriculture County
	CG General Commercial
	IH Heavy Industrial
	IL Light Industrial
	RM-1 Residential Multi-Family
	RMH Residential Manufactured Home
	RS-1 Residential Single Family
	RS-3 Residential Single Family



Location of Paint
Booth with 300'
radius



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 21-06 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 20th day of September 2021.

At the above time and place will be heard CZ 21-06 SUP, a request from Marquis Outdoor Décor, LLC, to establish a Specific Use Permit for a Spray-Painting Shop and Welding Shop in an existing building on the property zoned Commercial General (CG). The property is located at 26319 East State Highway 51, Coweta, OK, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, more particularly described as follows:

A tract of land located in the Southwest Quarter (SW4) of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the U.S. Government Survey thereof, containing 2.54 acres and further described as follows:

Commencing at the center of said Section 26; thence S88°44.12'W a distance of 851.22 feet; thence S42°14.12'E a distance of 227.40 feet to the Point of Beginning, thence S42°14.12'E a distance of 307.15 feet; thence S47°30.00'W a distance of 387.94 feet; thence N29°47.49'W along the East Right-of-Way line of Highway 51 a distance of 7.35 feet; thence on 4061.43 foot radius curve to the left along the East Right-of-Way line of Highway 51 a distance of 305.20 feet; thence N47°30.00'E a distance of 331.87 feet; to Point of Beginning, Wagoner County, State of Oklahoma.

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 October 4, 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 19th day of August, 2021 in Coweta Oklahoma.