



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, AUGUST 15, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent at time of roll call. Came in to meeting at 6:02 p.m.
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

Commissioner 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 July 18, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Melanie Lander.

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

Bruce Watkins	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – Preliminary Plat for Spradlin Estates Phase II

Public hearing to receive public comment on a request for preliminary plat approval of Spradlin Estates, Phase II, a subdivision of approximately 2.70 acres, more or less, with 9 lots zoned RS-2 (Residential Single-Family) located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Commissioner Melanie Lander read the item. The applicant, Mr. Ron Spradlin, was present for the public hearing. The floor was opened for public comment. There were no comments from the public. The floor was closed to public comment.

VI. OLD BUSINESS

1. Preliminary Plat – Spradlin Estates Phase II

Discussion and possible action on the approval, approval with conditions, or denial of a request for preliminary plat approval of Spradlin Estates, Phase II, a subdivision of approximately 2.70 acres, more or less, with 9 lots zoned RS-2 (Residential Single-Family) located in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Mr. Ron Spradlin, was present for this meeting. There was discussion between the applicant and the Commissioners regarding the location of Phase II within the development.

Motion was made by Chairperson Jessica Morris to approve the preliminary plat for Phase II of Spradlin Estates. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

2. CLS 22-04

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-04, on property located in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant, Morgan Roland, was present for the meeting. There was discussion between the applicant, the Commissioners, and the City Manager regarding the plan for each tract of land within the Minor Subdivision.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-04 to the City Manager. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Tim Ahlstrom	Yes – to recommend approval

3. CLS 22-05

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-05, on property located at 29836 East 154th Street South in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report. A representative for the applicant, Mr. Jeff Holmes, was present for this meeting. Chairperson Jessica Morris asked what the size of the lots would be after the split. Mr. Young replied that the lots would be of comparable size to the rest of the lots in the neighborhood. He displayed the location map on the screen for the Commissioners to view.

Motion was made by Commissioner Joanna Jones to send a recommendation of approval of CLS 22-05 to the City Manager. That motion was seconded by Commissioner Tim Ahlstrom.

Motion passed by a vote of 5-0 with the following votes cast:

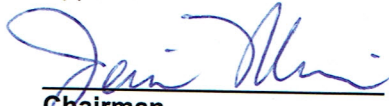
Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Tim Ahlstrom	Yes – to recommend approval

VII. NEW BUSINESS

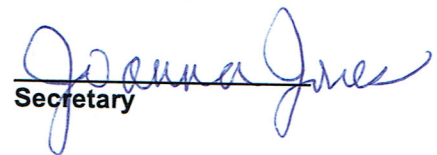
VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:14 p.m.

Approved:


Chairman

10/24/22
Date


Secretary