



**MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, OCTOBER 17, 2022**

I. CALL TO ORDER

Board Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

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

Motion was made by Board Chairperson Melanie Lander to move to recess and reconvene on October 24, 2022, at 6:00 PM. Board Member Joanna Jones seconded that motion.

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

MONDAY, OCTOBER 24, 2022, 6:00 PM

The meeting was reconvened from the October 17, 2022, Board of Adjustment Meeting.

I. CALL TO ORDER

Board Chairperson Jessica Morris called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Tim Ahlstrom	Present

Board Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

- I. Consideration of the minutes of the regular meeting of April 18, 2022.

Motion was made by Commissioner Jessica Morris to approve Consent Agenda. That motion was seconded by Commissioner Tim Ahlstrom.

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

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

V. PUBLIC HEARINGS

1. Public Hearing – CBOA 22-06

Public hearing to receive public comment on CBOA 22-06, a request for a variance to Section 450 of the Coweta Zoning Code pertaining to minimum side yard setback requirements for Property located at 15286 South 291st East Avenue in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Board Chairperson Jessica Morris read the agenda item. Community Development Supervisor, Robyn Murray, discussed the Staff Report. The applicant, Mr. Mark Truitt, was present for the meeting.

The floor was opened for public comment. There were no public comments. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CBOA 22-06

Discussion and possible action including approval, approval with conditions, or denial of CBOA 22-06, a request for a variance to Section 450 of the Coweta Zoning Code pertaining to minimum side yard setback requirements for Property located at 15286 South 291st East Avenue in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Board Chairperson Jessica Morris read the agenda item. Community Development Supervisor, Robyn Murray, discussed the Staff Report. The applicant, Mr. Mark Truitt, was present for the meeting.

Community Development Supervisor, Robyn Murray discussed the requirements for granting a variance with the Board Members.

§11-44-107. Variances.

A variance from the terms, standards and criteria that pertain to an allowed use category within a zoning district as authorized by the zoning ordinance may be granted, in whole, in part, or upon reasonable conditions as provided in this article, only upon a finding by the board of adjustment that:

1. The application of the ordinance to the particular piece of property would create an unnecessary hardship;

2. Such conditions are peculiar to the particular piece of property involved;
3. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and
4. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Board Chairperson Jessica Morris made a motion to approve the variance request on the basis of the variance presented by the applicant meets the four (4) requirements for granting a variance. Board Member Jennifer Taylor seconded that motion.

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

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

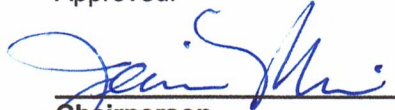
2. City of Coweta Board of Adjustment Training
Presentation by Ronald D. Cates, City Attorney, and Robyn Murray, Community Development Supervisor, Regarding Oklahoma Board of Adjustment Law and Procedures.

VII. NEW BUSINESS

VIII. ADJOURNMENT

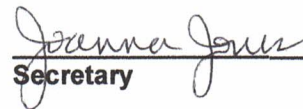
Board Chairperson Jessica Morris moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 7:00 p.m.

Approved:



Chairperson
8/21/23

Date



Secretary