



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, JANUARY 16, 2023, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

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 THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 NOVEMBER 2022, WHICH WAS OPENED ON 21 NOVEMBER 2022, AND RECESSED TO 19 DECEMBER 2022 DUE TO INSUFFICIENT TIME FOR NOTICE.

Documents:

[221121 MINUTES OF THE PLANNING COMMISSION.PDF](#)

- V. OLD BUSINESS

- 1. CZ 22-06 SUP
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO ESTABLISH A SPECIFIC USE PERMIT (SUP) CZ 22-06 SUP FOR AN ENCLOSED RECREATIONAL VEHICLE (RV) MINI-STORAGE AND OFFICE OR RETAIL SPACE ON PROPERTY ZONED UNDER PUD-R 13-02 LOCATED IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, IN THE COWETA CROSSING SOUTH 45 COMMERCIAL SUBDIVISION, COWETA, OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[221121 MINUTES OF THE PLANNING COMMISSION.PDF](#)
[221219 SITE PLAN.PDF](#)
[230113 SITE PLAN.PDF](#)
[SAMPLE 2.JPG](#)
[SAMPLE 1.JPG](#)

2. CLS 22-07 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 22-07, A REQUEST FROM GROUNDED HOMES, LLC., ON PROPERTY LOCATED AT 30157 E 149 ST SOUTH, IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230116 STAFF REPORT CLS 22-07.PDF](#)
[SURVEY.PDF](#)
[ZONING MAP.PDF](#)
[230116 AERIAL CLS 22-07.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 PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, NOVEMBER 21, 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	Absent
Jessica Morris	Present
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.

Due to insufficient notice as required by Title 11 of the State of Oklahoma, a motion was made by Commissioner Jessica Morris to move to recess and reconvene on December 19, 2022, at 6:00 PM. That motion was seconded by Commissioner Melanie Lander.

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

MONDAY, DECEMBER 19, 2022, 6:00 PM

The meeting was reconvened from the November 21, 2022, Planning Commission Meeting.

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

Commissioner Jessica Morris 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 October 17, 2022, and October 24, 2022.

Motion was made by Commissioner Melanie Lander 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	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-06 SUP

Public Hearing to accept public comment on an application to establish a Specific Use Permit (SUP) CZ 22-06 SUP for a for an enclosed Recreational Vehicle (RV) Mini-Storage and Office or Warehousing Space on the property zoned PUD-R 13-02 located in Section 35, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, in The Coweta Crossing South 45 Commercial Subdivision, Coweta Oklahoma.

Chairperson Jessica Morris read the agenda item. The floor was opened for public comments.

JR Donelson, Inc. the applicant was present for this meeting.

Jeff King 11657 S 272nd E Ave came forward to address the commission with concerns does not think the Mini-Storage represents PUD for Retail/Restaurant's, does not like potential lights shing on his property. Too much mini-storage development already.

Angela King 11657 S 272nd E Ave came forward to address the commission with concerns about lights and flooding.

Malynne King 11657 S 272nd E Ave came forward to address the commission with concerns about the lights, flooding, construction nose.

Ryan Bishop 13122 S 275th E Ave was present for this meeting, he advised that the lights will not go towards the neighborhood and that the buildings will have directional lights shining down.

The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 22-06 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application to establish a Specific Use Permit (SUP) CZ 22-06 SUP for a for an enclosed Recreational Vehicle (RV) Mini-Storage and Office or Warehousing Space on the property zoned PUD-R 13-02 located in Section 35, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, in The Coweta Crossing South 45 Commercial Subdivision, Coweta Oklahoma.

Chairperson Jessica Morris read the agenda item.

Community Development Supervisor, Robyn Murray, discussed the Staff Report, a Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage and office or warehousing space. The applicant believes the Recreational Vehicle (RV) Mini Storage use in an enclosed building would not detract from the PUD-R 13-02 Development Standard for Area A (i.e., restaurants, commercial retail, entertainment, and office uses).

Staff recommends approval of the request to establish a Specific Use Permit under the following conditions:

1. The area of the parcel devoted to planned and intended uses as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
2. The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials.
 - a. The purpose of screening walls is to help maintain a compatible relationship between certain land uses, particularly for nonconforming uses.

The applicant, Mr. JR Donelson, advised the Corps of Engineers advised not to touch the Coweta Creek, the current detention pond works. He advised that the market for Restaurants was none, if anyone wants to buy the lot for a Restaurants. He advised the Subdivision Developer has paid for the traffic light and hopes to have the traffic count sometime next year.

Motion was made by Commissioner Jessica Morris on a recommendation for approval with conditions the request of CZ 22-06 SUP Commissioner Tim Ahlstrom seconded that motion.

The conditions were as follows:

- The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, shall fully screen the storage areas from the view of public roadways using traditional fencing materials, such as brick, masonry, or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The area marked "Outdoor parking" on the back triangle of the lot shall be retained for green space.
- The developer shall make an attempt to add additional green space to the site plan.
- A revised site plan shall come before the board.

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

Bruce Watkins	Not present
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 7:09 p.m.

Approved:

Chairperson

Secretary

Date



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Approved:

Chairperson

Secretary

Date

[illegible]

Sketch Plan 'D'

Coweta Crossing

Total project area: 7.456 acres.
(324,785 square feet)

Flex/Retail/office/Restaurant Area: 101,935 square feet (31.4% of the total project area. City of Coweta requires this to be 30% of the overall project, which this plan currently exceeds. Includes all required parking and common areas.

Total Flex/Retail/Office/Restaurant Building floor area: 31,000 Square feet

Total Self Storage Building floor area: 81,400 square feet

Lot 4/Blk 1

Lot 3/Blk 1

Lot 1/Blk 1

East 116th Street South

State Highway 51

RCB BANK
Lot 1/Blk 2

Gated Entry

Lot 2/Blk 2

Reserve 'A'

FLEX/OFFICE/RETAIL/RESTAURANT
TOTAL AREA 101,935 of total project
31.4% of total project land

Flex Retail/Office
31,000 SF

B-1

B-2

RV Storage
20,000 SF

B-3

B-4

Mini-Storage
10,950 SF

B-5

Climate Controlled
Mini-Storage (2-Story)
40,000 SF







POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 30157 East 149th Street South
Zoning: Residential Single-Family (RS-3)
Re: CLS 22-07 – Minor Subdivision (Lot Split)
Date: 01-16-2022

BACKGROUND

Applicant: Grounded Homes, LLC

The applicant has applied for a Minor Subdivision (Lot Split) on the subject property, to split the following parcel into two tracts. Both resulting tracts are compliant with zoning regulations.

This tract of land lies within the (RS-3) Residential Single Family District. The new lots will meet the minimum bulk and area requirements for the RS-3 district. Staff received and reviewed the legal descriptions for the original Tract and for both tracts A and B. Tract A and Tract B will face East 149 Street South. Tract A has an existing Single Family Structure. Tract 2 will be for a new Single Family construction.

A Technical Advisory Committee (TAC) Agenda was sent on 17 November 2022. City Staff received no adverse comments to the proposed minor subdivision.

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Residential	RS-3
Northwest: Agricultural	AG

LEGAL DESCRIPTIONS

Original Tract: Lots Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), and Forty-Four (44), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

Suggested Tract A: Lots Thirty-Six (36), Thirty-Seven (37), and Thirty-Eight (38), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

Suggested Tract B: Lots Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), and Forty-Four (44), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Subdivision request CLS 22-07.

ATTACHMENTS

1. Survey
2. Location Map
3. Zoning Map
4. Aerial View Map

Boundary Survey with Lot Split

OF LOTS 36 THROUGH 41, BLOCK 2

Cooke Addition

WAGONER COUNTY, OKLAHOMA

Legend

- 3/8" IPS W/ PINK "ATLAS 8080" CAP
(UNLESS OTHERWISE NOTED)
- IPS
- IRON PIN SET

Legal Description (Parent Tract)

LOTS THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-TWO (42), FORTY-THREE (43), AND FORTY-FOUR (44) BLOCK TWO (2), COCKE ADDITION, WAGONER COUNTY, STATE OF OKLAHOMA.

PHYSICAL ADDRESS: 30424 E. 148TH STREET SOUTH, COWETA, OK 74429

Legal Description (Tract A)

LOTS THIRTY-SIX (36), THIRTY-SEVEN (37), AND THIRTY-EIGHT (38), BLOCK TWO (2), COCKE ADDITION, WAGONER COUNTY, STATE OF OKLAHOMA.

Legal Description (Tract B)

LOTS THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-TWO (42), FORTY-THREE (43), AND FORTY-FOUR (44) BLOCK TWO (2), COCKE ADDITION, WAGONER COUNTY, STATE OF OKLAHOMA.

Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

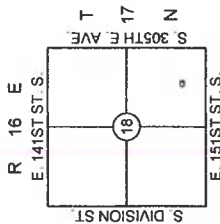


ALBERT JONES III
AL@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORDS WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.



Location Map

SCALE: 1"=400'

N 88°11'32" E
75.00'

N 88°11'32" E
62.50'

N 88°11'32" E
98.86'

FENCE CORNER IS 2.5'
SOUTH & 2.2' EAST OF
PROPERTY CORNER

N 01°48'28" W
142.50'

S 01°48'28" E
142.50'

N 01°48'28" W
96.50'

S 88°11'32" W
150.00'

S 88°11'32" W
75.00'

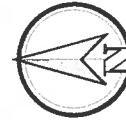
FND. 1-1/2" PIPE

E. Walnut Street

BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL

1-800-522-6543

EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



SCALE: 1"=30'

PREPARED FOR: JOHN WRIGHT

CHECKED BY:	ARJ	SCALE:	1"=30'
SURVEY BY:	EEF	DRAFTED BY:	JMH
SURVEY DATE:	09/29/2022	JOB NUMBER:	12578
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1716.1800

CLS 22-07 MINOR SUBDIVISION



SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- O Office and Institutional
- RD Residential Two-Family
- RM-1 Residential Multi-Family
- RS-3 Residential Single Family

