



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 PLANNING COMMISSION COWETA CITY HALL, 310 S. BROADWAY  
TUESDAY, FEBRUARY 21, 2023, 6:00 PM

I. CALL TO ORDER

**Chairperson Joanna Jones called the meeting to order at 6PM.**

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

|                |         |
|----------------|---------|
| Bruce Watkins  | Present |
| Jessica Morris | Absent  |
| Joanna Jones   | Present |
| Kristi Rentie  | Present |
| Tim Ahlstrom   | Absent  |

**Commissioner Joanna Jones requested that the roll be called, and a quorum was declared to be present.**

IV. PUBLIC HEARINGS

1. **PUBLIC HEARING - CZ 23-01**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-01, A REQUEST TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL TWO-FAMILY (RD) ON PROPERTY DESCRIBED AS LOT FOUR (4), COTTON MILL ADDITION, A REPLAT OF LOTS 1 THRU 11, BLOCK SIXTY-ONE (61), NEW COWETA, A PART OF THE WEST HALF (W/2) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 409 E PECAN ST.

**Chair person Joanna Jones opened public hearing. Applicant present. Chairperson Joanna Jones closed public hearing.**

Documents:

[230221 PH NOTICE CZ 23-01.PDF](#)  
[ZONING MAP.PDF](#)  
[230221 CZ23-01 AERIAL MAP.PDF](#)

2. **PUBLIC HEARING - PRELIMINARY AND FINAL PLAT - COWETA TRAILS SUBDIVISION**

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

**Read by Chairperson Joanna Jones**

**Drake Hooper-Consulting Engineer steps forward for any questions.**

**Eric Meyer of 22992 S 270<sup>th</sup> E Ave, steps forward with questions of intent, number of buildings, property barriers and effects of surrounding property values. Drake Hooper addresses questions and concerns of Mr. Meyer.**

## V. OLD BUSINESS

### 1. LOT SPLIT CLS 23-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) AND LOT COMBINATION IN ACCORDANCE WITH SECTIONS 3.6 AND 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-01, ON PROPERTY LOCATED ON LOTS 3 AND 4 OF BLOCK 21 OF THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-01.PDF](#)  
[SURVEY.PDF](#)  
[ZONING MAP.PDF](#)  
[AERIAL MAP.PDF](#)

**Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.**

**Motion passed by a vote of 3-0 with the following votes cast:**

|                              |                                |
|------------------------------|--------------------------------|
| <b><u>Bruce Watkins</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Jessica Morris</u></b> | <b><u>Not present</u></b>      |
| <b><u>Joanna Jones</u></b>   | <b><u>Yes – to approve</u></b> |
| <b><u>Kristi Rentie</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Tim Ahlstrom</u></b>   | <b><u>Not present</u></b>      |

### 2. LOT SPLIT CLS23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-02, ON PROPERTY LOCATED ON LOTS 2 AND 3 OF BLOCK 21 IN THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-02.PDF](#)  
[AERIAL MAP.PDF](#)  
[SURVEY.PDF](#)  
[ZONING MAP.PDF](#)

**Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.**

**Motion passed by a vote of 3-0 with the following votes cast:**

|                              |                                |
|------------------------------|--------------------------------|
| <b><u>Bruce Watkins</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Jessica Morris</u></b> | <b><u>Not present</u></b>      |
| <b><u>Joanna Jones</u></b>   | <b><u>Yes – to approve</u></b> |
| <b><u>Kristi Rentie</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Tim Ahlstrom</u></b>   | <b><u>Not present</u></b>      |

3. LOT SPLIT CLS23-03

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-03, ON PROPERTY LOCATED ON LOTS 3 AND 4 OF BLOCK 21 IN THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-03.PDF](#)  
[SURVEY.PDF](#)  
[LOCATION MAP.PDF](#)  
[ZONING MAP.PDF](#)

**Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.**

**Motion passed by a vote of 3-0 with the following votes cast:**

|                              |                                |
|------------------------------|--------------------------------|
| <b><u>Bruce Watkins</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Jessica Morris</u></b> | <b><u>Not present</u></b>      |
| <b><u>Joanna Jones</u></b>   | <b><u>Yes – to approve</u></b> |
| <b><u>Kristi Rentie</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Tim Ahlstrom</u></b>   | <b><u>Not present</u></b>      |

4. CZ 23-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH

CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-01, A REQUEST TO CHANGE

THE ZONING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL TWO-FAMILY (RD) ON PROPERTY DESCRIBED AS LOT FOUR (4), COTTON MILL ADDITION, A REPLAT OF LOTS 1 THRU

11, BLOCK SIXTY-ONE (61), NEW COWETA, A PART OF THE WEST HALF (W/2) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN

BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 409 E

PECAN ST. (TOM YOUNG, CITY PLANNER)

**Commissioner Bruce Watkins makes motion to recommend moving this item on to the City Council for Approval. That Motion was seconded by Kristi Rentie.**

**Motion passed by a vote of 3-0 with the following votes cast.**

|                              |                                |
|------------------------------|--------------------------------|
| <b><u>Bruce Watkins</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Jessica Morris</u></b> | <b><u>Not present</u></b>      |
| <b><u>Joanna Jones</u></b>   | <b><u>Yes – to approve</u></b> |
| <b><u>Kristi Rentie</u></b>  | <b><u>Yes – to approve</u></b> |
| <b><u>Tim Ahlstrom</u></b>   | <b><u>Not present</u></b>      |

Documents:

[230221 STAFF REPORT CZ 23-01.PDF](#)

[COTTONMILLADDITION PLAT.PDF](#)  
[LOCATION MAP.PDF](#)  
[ZONING MAP.PDF](#)  
[AERIAL MAP.PDF](#)

5. PRELIMINARY PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

**Tom Young of City Planning makes mention that the City Engineer has not yet received requested information needed for the Coweta Trails Subdivision.**

**Commissioner Bruce Watkins makes motion to table this business to be reviewed at the March 20, 2023 meeting.**

**Motion passed by a vote of 3-0 with the following votes cast.**

|                       |                         |
|-----------------------|-------------------------|
| <u>Bruce Watkins</u>  | <u>Yes – to approve</u> |
| <u>Jessica Morris</u> | <u>Not present</u>      |
| <u>Joanna Jones</u>   | <u>Yes – to approve</u> |
| <u>Kristi Rentie</u>  | <u>Yes – to approve</u> |
| <u>Tim Ahlstrom</u>   | <u>Not present</u>      |

Documents:

[230221 PRELIM STAFF REP.DOCX](#)  
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)  
[LOCATION MAP.PDF](#)

6. FINAL PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

Documents:

**Tom Young of City Planning makes mention that the City Engineer has not yet received requested information needed for the Coweta Trails Subdivision.**

**Commissioner Bruce Watkins makes motion to table this business to be reviewed at the March 20, 2023 meeting.**

**Motion passed by a vote of 3-0 with the following votes cast.**

|                       |                         |
|-----------------------|-------------------------|
| <u>Bruce Watkins</u>  | <u>Yes – to approve</u> |
| <u>Jessica Morris</u> | <u>Not present</u>      |
| <u>Joanna Jones</u>   | <u>Yes – to approve</u> |
| <u>Kristi Rentie</u>  | <u>Yes – to approve</u> |
| <u>Tim Ahlstrom</u>   | <u>Not present</u>      |

230221 FINAL STAFF REP.DOCX  
COWETA TRAILS FINAL PLAT(SEALED).PDF  
LOCATION MAP.PDF  
SITE PLAN COWETA TRAILS.PDF

VI. NEW BUSINESS

**No New Buisness**

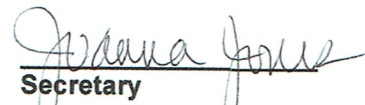
VII. ADJOURNMENT

**Chairperson Joanna Jones moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:09 p.m.**

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.

Approved:

  
\_\_\_\_\_  
**Chairperson**  
7/17/23  
\_\_\_\_\_  
**Date**

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