



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, APRIL 17, 2023, 6:00 PM

I. CALL TO ORDER

Meeting was called to order by Joanna Jones at 6:01PM on 4/17/2023.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Kristi Rentie Present

Jessica Morris ____

Tim Ahlstrom Present

Bruce Watkins ____

Joanna Jones Present

Roll was called by Megan Taylor. Members in attendance are Kristi Rentie, Tim Ahlstrom, and 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 - 16 JANUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 16 JANUARY 2023.

Documents:

[230116 PC MINUTES.PDF](#)

Tim motions to approve minutes. Kristi seconds the motion. Motion Passes 3-0.

2. MINUTES OF THE REGULAR MEETING - 21 FEBRUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 FEBRUARY 2023.

Documents:

Joanna motions to approve minutes. Tim seconds the motion. Motion passes 3-0.

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-02

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS SOUTH HALF OF LOT 4 AND SOUTH HALF OF THE NORTH HALF OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)
[PH NOTICE.PDF](#)

Chairperson Joanna Jones read the agenda item. Robyn Murray, the Community Development Supervisor, is in attendance as well as the property owners. Mrs. Murray and Mr. Winkle, the property owner, explain that the land is to be used for agricultural purposes and will be sectioned into 3 separate parcels for family only. Each parcel is to have its own private driveway.

VI. OLD BUSINESS

1. CZ 23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE-FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT CZ 23-02.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)

Chairperson Joanna read the agenda item. Joanna motions to approve. Tim seconds the motion. Motion passes 3-0.

2. 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. (ROBYN MURRAY, DEVELOPMENT SERVICES SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS PRE PLAT.PDF](#)
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)
[LOCATION MAP.PDF](#)

Chairperson Joanna read the agenda item. Robyn Murray, Community Development Supervisor, explains that the staff recommends approval. Robyn has been in close contact with the City Engineer and states that the developers have met all Engineering requirements. Kristie motions to approve the agenda item. Tim moves to second the motion. Motion passes 3-0.

3. 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. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS FINAL PLAT.PDF](#)
[COWETA TRAILS FINAL PLAT\(SEALED\).PDF](#)
[COWETA TRAILS SITE PLAN.PDF](#)
[LOCATION MAP.PDF](#)

Board Chairperson Jonna Jones reads the agenda item. Robyn Murray explains that staff recommends approval and that the City Engineer approves. Kristie makes a motion to approve. Joanna Jones moves to second the motion. Motion Passes 3-0.

4. LOT SPLIT CLS 23-04

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 23-04, ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH,

RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[23417 STAFF REPORT CLS 23-04.PDF](#)
[ORIGINAL SURVEY.PDF](#)
[PROPOSED LOTS AND ROADWAY.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)

Chairperson Joanna reads the agenda item. Robyn Murray confirms that all three homes are to have their own private access and that staff recommends approval. Tim makes a motion to approve. Kristi seconds the motion. Motion passes 3-0.

VII. NEW BUSINESS

No New business

VIII. ADJOURNMENT

Board Chairperson Joanna Jones moved that the Planning Commission meeting be adjourned. There were no objections, and the meeting was adjourned at 6:20PM.

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:

Joanna Jule
Chairperson
5-15-23
Date

Kesho Kentei
Secretary