

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

The members of the Coweta Planning Commission met in regular session on Monday, May 15, 2023 at 6:12 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COMMISSIONERS PRESENT: Tim Ahlstrom, Joanna Jones, Kristi Rentie (arrived at 6:12 p.m.).

COMMISSIONERS ABSENT: Jessica Morris and Bruce Watkins.

I. CALL TO ORDER

The meeting was called to order by Chairperson Joanna Jones at 6:12 p.m.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Planning Commission members were present as shown above.

IV. CONSENT

Motion by Joanna Jones, second by Tim Ahlstrom to approve the consent calendar items:

1. Approval of the minutes of the Coweta Planning Commission meeting on April 17, 2023.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom

V. PUBLIC HEARING

1. Public Hearing-CZ23-03

- Joanna Jones opens the floor to discussion. Kathy Ahlstrom asks what this is located nearby. Tom Young explains this is near the First United Methodist Church of Coweta.
- Joanna Jones closes the public hearing.

2. Public Hearing-CZ 23-04

- Joanna Jones opens the public hearing.
- Brandon Rainbolt approaches the podium. His questions and concerns include: Will the roads be able to sustain the additional traffic? Who will enforce the six-month residency time limit? What will be done with sewage? Robyn Murray, Community Development Director answers that the roads will sustain the traffic and the time limit for residency will be privately enforced.

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

- Sandra Satterfield approaches the front. She states she does not feel that the roads are maintained well enough to sustain RV traffic. She also has concerns about registered sex offenders renting from the RV Park. Also, would like to know if there will be a lagoon?
- James Herron approaches the podium. Mr. Herron states that he did not receive any notice via mail regarding this matter. His concerns include whether there will be a lagoon and what types of people will be renting in the RV Park. Also, where will the tax revenue come from?
- Jeff Irwin has concerns that an RV Park will bring in low-income residents. He would also like to know what it is about the area would make it a good location for an RV Park.
- Karen Walker voiced concern about noise and possible trespassers on her property from the RV Park.
- Robert Shew asks if after a renter reaches the six-month limit, will they be restricted from renting another spot in the park for an additional six months? Mr. Shew would also like to know what will be done regarding sound and light noise.
- Joanna Jones closes the public hearing.

3. Public Hearing- Specific Use Permit CZ 23-05 SUP

- Joanna Jones opens the public hearing.
- Developer Ryan Bishop and Engineer Tim Terrell approach the front to answer the questions of the attendees. They state there will be no lagoon on site nor any offsite drainage issues. The sewer will be a city sewer that will be paid for by the developer. He explains this will not be low income. Renters will primarily be members of RV Associations that will reserve their spots on campspot.com. The question about light and noise pollution was addressed by Mr. Terrell. There will be six-foot lights that are downward facing, and the park will also have management onsite to monitor any issues that may arise including noise. There are also plans for 24-hour security.
- Joanna Jones closes the public hearing.

VI. Old Business

1. PRELIMINARY PLAT-THE WOODS BLOCKS 10-17

City Engineer David Wyatt approaches the podium and states that original issues with Hydrology and flood work have now been approved by FEMA. Mr. Wyatt states he recommends approval.

Kristie Rentie makes motion to approve. Joanna Jones seconds the motion.

Aye: Kristie Rentie
Tim Ahlstrom

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

Joanna Jones

2. CZ 23-03

Tom Young reads report. Robyn Murray states that this is in line with the plan for medium level commercial and recommends approval.

Tim Ahlstrom makes a motion to approve, and Kristie Rentie seconds the motion.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom

3. CZ 23-04

Robyn Murray states that rezoning is not in line with the comprehensive plan and that staff recommends approval. Kristie Rentie asks developers if there are any background checks done during the reservation process. Applicant Ryan Bishop responds that there aren't any background checks done.

Motion to rezone is made by Tim Ahlstrom. Joanna Jones seconds the motion.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie

4. CZ 23-05 SUP

Robyn Murray states that the city would receive tax revenue from patrons of the RV Park when they spend money inside the city of Coweta. Mrs. Murray also reiterates that the sewer for the facility will be a force main sewer at the cost of the developer which will require inspection. Additionally, Mrs. Murray states that staff recommends approval.

Kristie makes a motion to approve. The motion is seconded by Tim Ahlstrom.

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones

5. DISCUSSION AMENDMENT TO SECTION 240.3 OF ZONING CODE

City Manager Roger Kolman states that the staff would like to find a solution to gravel off-street parking and make the guidelines clearer. One solution would be to add a border of hard surface around gravel to contain it. There is no objection by the board to visit modifying the code.

MINUTES OF THE COWETA PLANNING COMMISSION
May 15, 2023 6:00 P.M.

VII. NEW BUSINESS

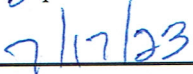
No New Business

VIII. ADJOURNMENT

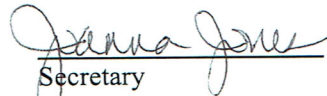
Joanna Jones adjourns meeting at 7:26 p.m.

Approved:



Chairperson


Date



Secretary