

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

The members of the Coweta Planning Commission met in regular session on Monday, July 17, 2023, at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COMMISSIONERS PRESENT: Jessica Morris, Bruce Watkins, Tim Ahlstrom, Joanna Jones, Kristi Rentie.

COMMISSIONERS ABSENT: None

I. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:00 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 Jessica Morris, second by Tim Ahlstrom to approve the consent calendar items:

1. Approval of the minutes of the Coweta Planning Commission meeting on May 15, 2023.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

V. PUBLIC HEARING

1. Public Hearing- Preliminary Plat-Lancaster Park Phase I

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

2. Public Hearing-Final Plat-Spradlin Estates Phase II

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

3. Public Hearing- CZ 23-06

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

VI. Old Business

1. Preliminary Plat-Lancaster Park Phase I

- Developer Larry Pennington approaches the podium. Jessica Morris asks if the lots will be ¼ acre. Larry explains they would be around that size. Larry was also asked by Jessica who the builder is. Larry answers, Glenwood Homes. Jessica makes a motion to approve on the condition that the developer meet requirements from TAC and the City Engineer.

Jessica Morris makes a motion to approve. Tim Ahlstrom seconds the motion.

Aye: Jessica Morris
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Kristie Rentie

2. Final Plat-Spradlin Estates II Subdivision

- Community Development Supervisor, Robyn Murray approaches the podium. She explains that the project is mostly completed and that it was an oversight that it had not previously been approved by this board. Robyn also shares that during the course of construction that underground water was found. French drains were required by the City Engineer. Robyn explains that the City Engineer has agreed with the new language and Tom Young states that staff recommends approval.

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

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

3. CLS 23-05 Minor Subdivision

- Robyn Murray approaches the podium and explains that this is a straightforward lot split. A SUP was granted earlier in the year and these conditions will not change. Staff recommends approval pending the conditions set forth.
 - The lot labeled Tract A is to be reserved for the use allowed via PUD-R 13-02 and in the conditions established via CZ22-06 SUP.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

- The conditions established via CZ 22-06 SUP shall remain applicable to both tracts created by this lot split.
- When lot split approval is stamped on the conveyances evidencing the lot splits, the applicability of PUD-R 13-02 and CZ-22-06 SUP shall be noted below such approval prior to recording the conveyances.

Jessica Morris makes a motion for approval. Tim Ahlstrom seconds the motion.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

4. CLS 23-06 Minor Subdivision

- Gary Holmes approaches and states that he would like to deed 2.5 acres to his son and that he has already filed with the county. Michael Payne, an adjoining property owner comes forward to explain that there has been no agreement made regarding the use of the easement/road. This is not a road but rather an easement shared by the surrounding property owners. Robyn Murray suggests that an agreement be made among the neighbors regarding its use and maintenance. She also explains to Mr. Holmes that even though he has filed with the county that it is not legally binding due to it not including the stamp of approval from the City of Coweta.

Jessica Morris recommends approval on the condition that an agreement be made among the property owners regarding the easement. A copy of the agreement is to be returned to Coweta City Hall.

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

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Jessica Morris

5. CLS 23-07 Minor Subdivision

- Robert Bell approaches the podium. He explains that there is a flood plain and blue line stream on tract that has been making it more difficult. He also states that the property owner to the south has agreed to a 25ft easement to allow connection for the sewer. This will include two, 36 Inch pipes as opposed to one 48-inch pipe. There is a flood plain that is located at the front of the property off of Hwy 51.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

Jessica Morris makes a motion to approve. The motion was seconded by Joanna Jones.

Aye: Tim Ahlostrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

6. CZ 23-06

- Robyn Murray approaches the podium to explain that this is a rezone to an RS-1. The Planning Commission recommends approval to the city council.

Joanna Jones makes a motion to approve and Jessica Morris seconds.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

7. Proposed Amendment to Zoning Code

- Roger Kolman approaches the podium to explain the attached proposed amendment.

Jessica Morris makes a motion to direct staff to prepare an amendment with the language as presented. Tim Ahlstrom seconds the motion.

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Jessica Morris

BACKGROUND

The Coweta Zoning Code, at Section 240.3 regulates the use of gravel for off-street parking in the R districts. The lack of clarity in the current regulations has resulted in questions about applicability to commercial districts, and as to when and where the gravel drives are allowed. To address these issues, Staff has discussed a proposed amendment that would:

- Remove from the zoning code certain language that conflicts with language in the City Code.
- Clarify that the purpose of the parking requirements is the keep mud, dirt, gravel, etc. off of the public streets and out of the storm water systems.
- Reclarify that off-street parking must follow the all-weather asphalt or concrete material requirements of Chapter 17 and Chapter 23 of the zoning code.
- Allow, in certain circumstances, in the residential districts, the use of pervious pavement or gravel/rock for off-street supplemental parking.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

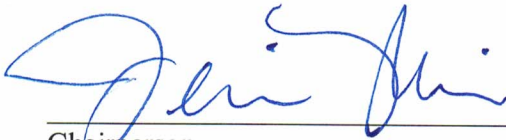
- Property has an existing home in a residential district
- Property does not meet the minimum off-street parking requirements of the code, or has an approved ancillary use requiring additional off-street parking
- Pervious pavement systems may be used in place of impervious systems
- Gravel/rock must be installed on a compacted subsurface.
- Vehicles parked on gravel/rock must cross a minimum of five (5) feet of all-weather surface before entering a public roadway
- Gravel/rock parking areas must be bordered on all sides with systems designed to contain the gravel/rock
- All systems must be maintained in a neat and orderly manner in compliance with other city ordinances.

VII. NEW BUSINESS

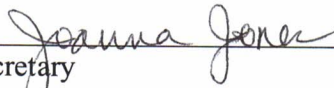
No New Business

VIII. ADJOURNMENT

Jessica ^{Morris}~~Jones~~ adjourns the meeting at 6:49 P.M.



Chairperson



Secretary