



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

**AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, NOVEMBER 20, 2022, 6:00 PM**

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

Bruce Watkins ____

Kristi Rentie ____

Joanna Jones ____

Tim Ahlstrom ____

Jessica Morris ____

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Board of Adjustment to be routine and will be enacted by one motion. Any Member may, however, remove an item from consent by request.)

1. Minutes Regular Meeting

Approval of the minutes of the Coweta Board of Adjustment regular meeting held on August 21, 2023.

Documents:

[8-21-2023 BOA MINUTES.DOCX](#)

V. PUBLIC HEARINGS

1. Public Hearing CBOA 23-02

Public hearing to receive public comment on CBOA 23-02, a request for a variance to Section 1740 (D) of the Coweta Zoning Code pertaining to design standards for off-street parking areas on property zoned Agriculture (AG) and located at 27689 East 111th Street South, in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Documents:

[CBOA 23-02 SITE PLAN.PDF](#)

[CBOA 23-02 ZONING MAP.PDF](#)

[CBOA 23-02 AERIAL VIEW.PDF](#)

VI. ADMINISTRATION

1. [CBOA 23-02](#)

Discuss and possible action on a recommendation of approval, approval with conditions, or denial of CBOA 23-02, a request for a variance to Section 1740 (D) of the Coweta Zoning Code pertaining to design standards for off-street parking areas on property zoned Agriculture (AG) and located at 27689 East 111th Street South, in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Documents:

[STAFF REP CBOA 23-02 THE NAZARENE CHURCH_TY.PDF](#)
[CBOA 23-02 ZONING MAP.PDF](#)
[CBOA 23-02 AERIAL VIEW.PDF](#)
[CBOA 23-02 LOCATION MAP.PDF](#)
[CBOA 23-02 SITE PLAN.PDF](#)

VII. NEW BUSINESS

VIII. 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.



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MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, AUGUST 21, 2023, 6:00 PM

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 6:08 p.m.

II. ROLL CALL

Roll call taken. Board of Adjustment members were present as shown above.

III. CONSENT

1. Consideration of the minutes of the regular meeting of June 20, 2022.

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

2. Consideration of the minutes of the special meeting, held on October 24, 2022.

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

IV. PUBLIC HEARINGS

1. PUBLIC HEARING CBOA 23-01

Jessica Morris opens and closes public hearing.

V. OLD BUSINESS

1. CBOA 23-01

The staff report was read by Tom Young. Eric Magallan steps up to the podium representing his father, Roy Magallan. Robyn Murray of Community Development explains that the proposed pole barn is larger than the code allows for, however, could qualify for a special exception.

Joanna Jones makes a motion for approval with the exception that it match the trim colors of the home that is currently on the property. Jessica Morris seconds.

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

VI. NEW BUSINESS

No New Business

VII. ADJOURNMENT

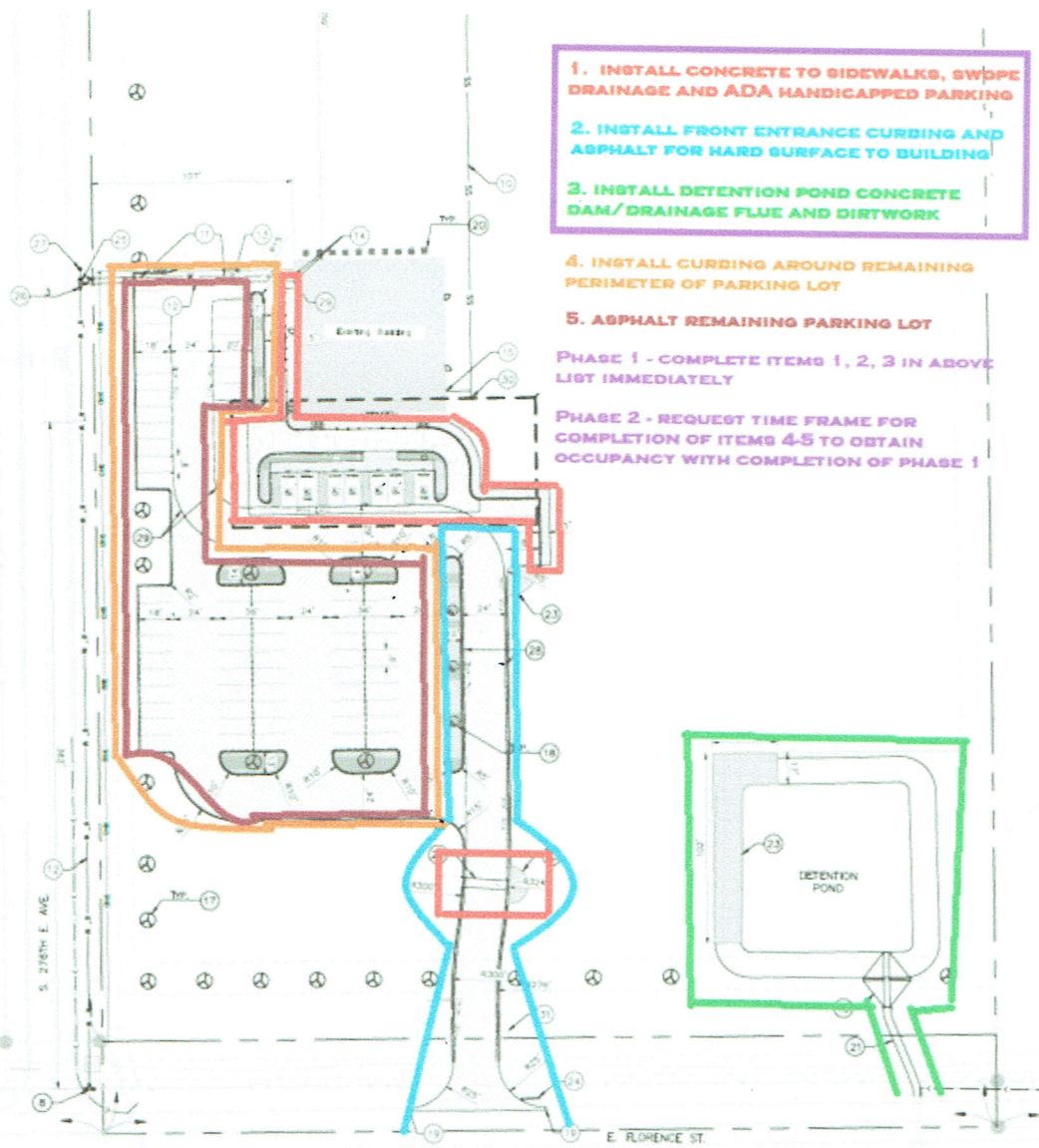
Jessica Morris moved to adjourn the meeting. There were no objections. Meeting adjourned at 6:27 p.m.

X

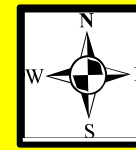
Chairperson

X

Secretary



CBOA 23-02 VARIANCE SECTION 1740 (D) UNENCLOSED OFF-STREET PARKING AREAS

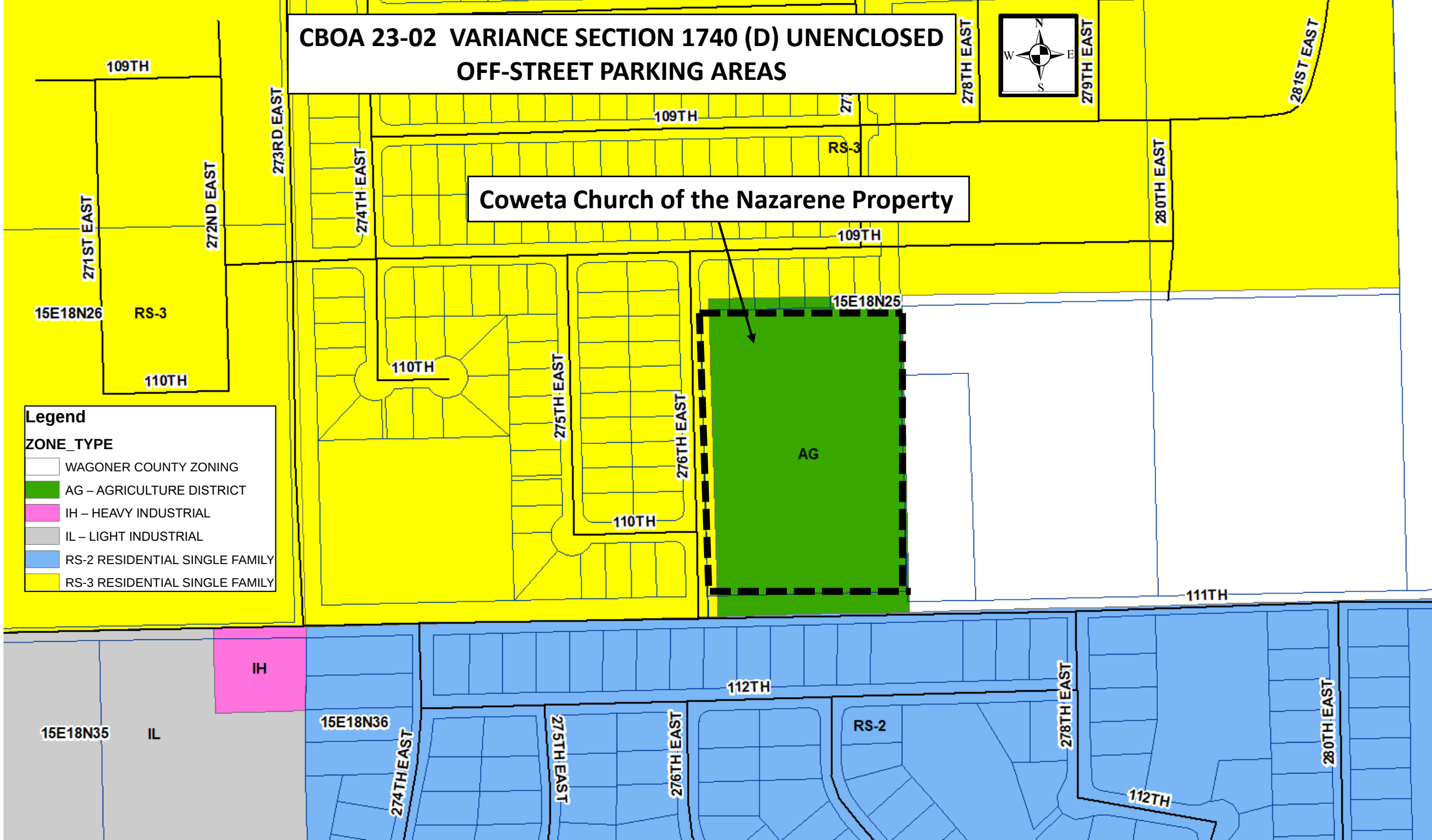


Coweta Church of the Nazarene Property

Legend

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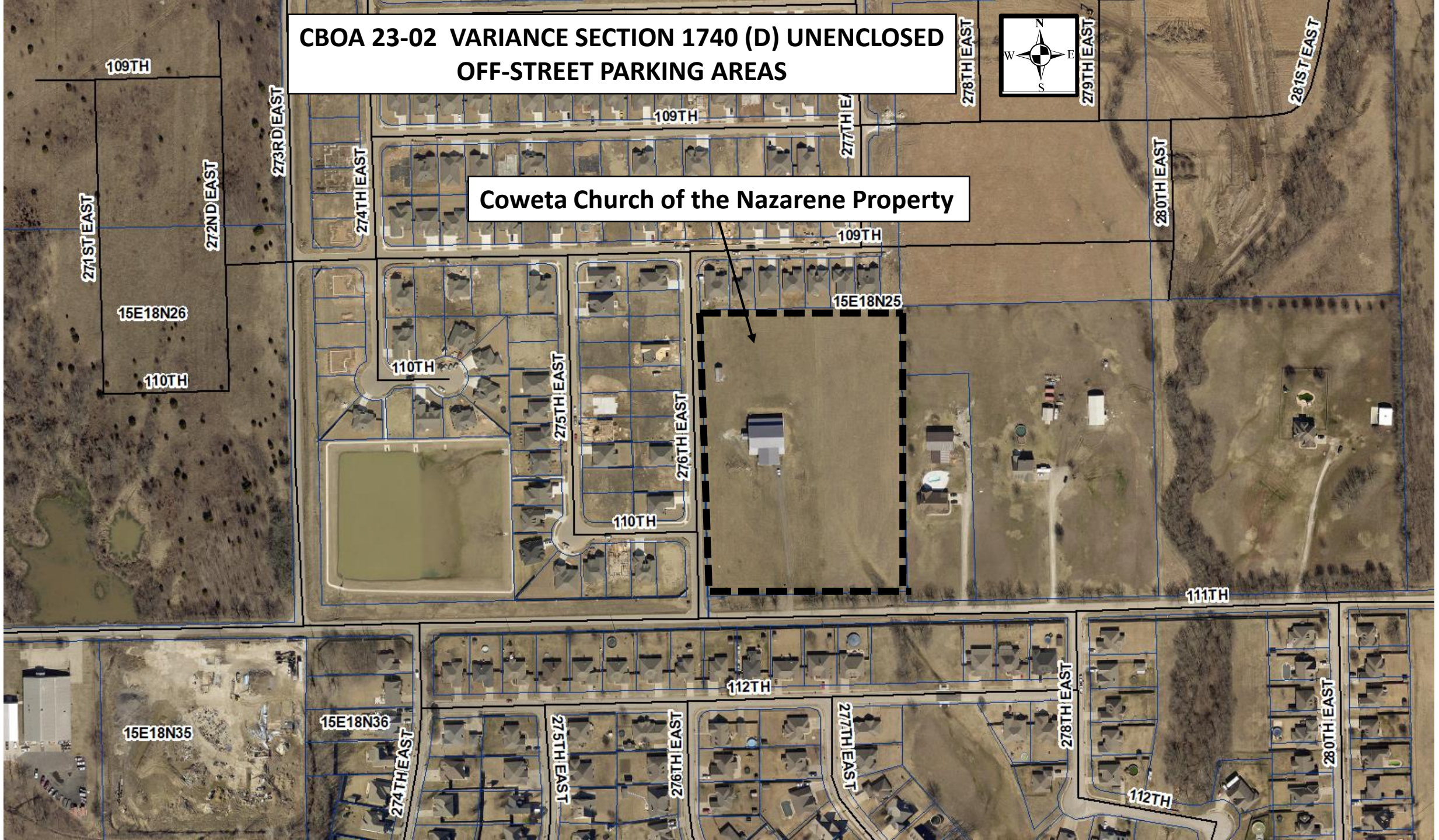
- WAGONER COUNTY ZONING
- AG – AGRICULTURE DISTRICT
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RS-2 RESIDENTIAL SINGLE FAMILY
- RS-3 RESIDENTIAL SINGLE FAMILY



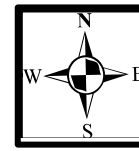
**CBOA 23-02 VARIANCE SECTION 1740 (D) UNENCLOSED
OFF-STREET PARKING AREAS**



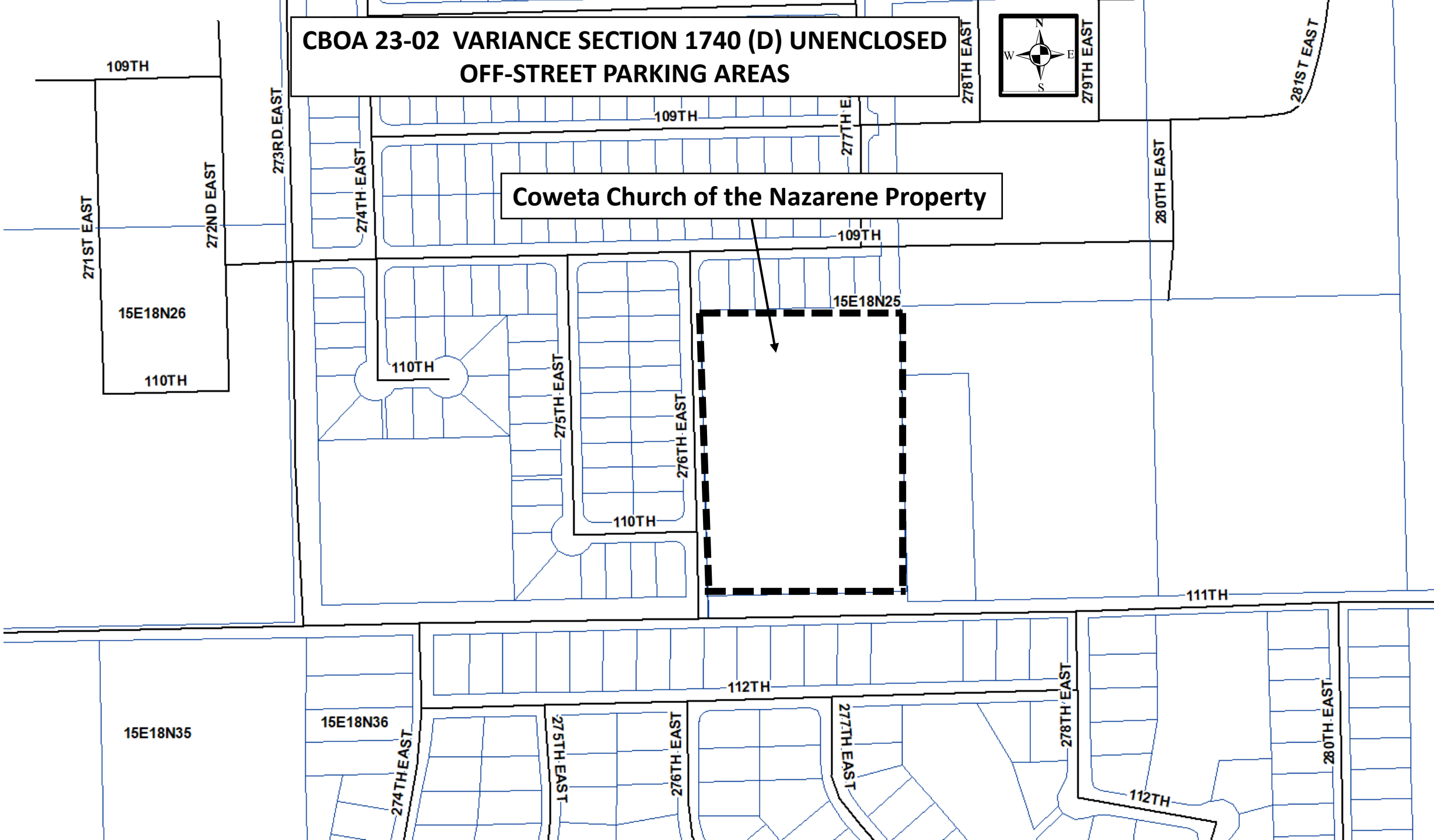
Coweta Church of the Nazarene Property



**CBOA 23-02 VARIANCE SECTION 1740 (D) UNENCLOSED
OFF-STREET PARKING AREAS**



Coweta Church of the Nazarene Property



**NOTICE OF A PUBLIC HEARING BY THE COWETA BOARD OF
ADJUSTMENT: CASE NUMBER CBOA 23-02**

Notice is hereby given that the City of Coweta Board of Adjustment will hold a Public Hearing at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 20th day of November 2023.

At the above time and place a request will be heard from Coweta Church of the Nazarene, seeking a variance of the zoning code according to SECTION 1740 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; Section 1740 (d) Unenclosed off-street parking areas shall be surfaced with an all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface. The property is zoned Agriculture (AG). The location of the request is 27689 East 111th Street South, also known as:

Lot 1, Block 1, WAY MAKER ACRES, a Subdivision in the City of Coweta, Wagoner County, State of Oklahoma, being part of the SW1/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian.

All persons interested in this matter may be present at the hearing to present their support for or objections to the above request.

For additional information, contact the Community Development Department at City Hall 918-486-2189. Please reference the above case number when calling.

Dated at Coweta, Oklahoma this 20th day of October 2023.



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Memorandum

To: Honorable Chairman, Members of the Board of Adjustment
From: Tom E Young Jr, City Planner
Re: CBOA 23-02
Date: 11/20/23

BACKGROUND

Applicants

Coweta Church of the Nazarene is seeking; A variance from SECTION 1740 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS; A variance from Section 1740 (d) Unenclosed off-street parking areas shall be surfaced with an all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface.

The applicant is seeking a timeline to meet the all weather asphalt or concrete material parking requirement.

Case Facts

- The location of the request is 27689 East 111th Street South.
- The property is located in Section 25, Township 18 North, Range 15 East.
- The property legal description as:
Lot 1, Block 1, WAY MAKER ACRES, a Subdivision in the City of Coweta, Wagoner County, State of Oklahoma, being part of the SW1/4 of Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian.
- The property is zoned Agriculture (AG).
- Applicant is requesting an extension on the requirement to pave the parking surface areas with an all weather asphalt or concrete material.

Pertinent Code

Section 2150.3

Board of Adjustment Action (Pertaining to Special Exceptions):

The Board shall hold the public hearing. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. The **concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirement, decision or determination of the City Manager or his designee.**

Section 2170.3

Board of Adjustment Action (Pertaining to Variances):

The Board shall hold the hearing and upon the concurring vote of three members may grant a variance after finding:

(a) That by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship.

(b) That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district,

(c) That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.

Provided that the Board in granting a variance shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

BOARD ACTION

The Board of Adjustment may vote to deny any variance or special exception, vote to approve any variance or special exception, or vote to approve any variance or special exception with conditions. The Board of Adjustment may consider the following actions;

- 1) A variance from Section 1740 (d) Unenclosed off-street parking areas shall be surfaced with an all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface.

Give the applicant a time requirement for the completion of the all weather surface parking areas on the Church property.

ATTACHMENTS

Notice of Public Hearing

Parking (Proposed)

Site Plan

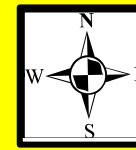
Location Map

Aerial view Map with FloodPlain

Aerial view Map

Zoning Map

CBOA 23-02 VARIANCE SECTION 1740 (D) UNENCLOSED OFF-STREET PARKING AREAS

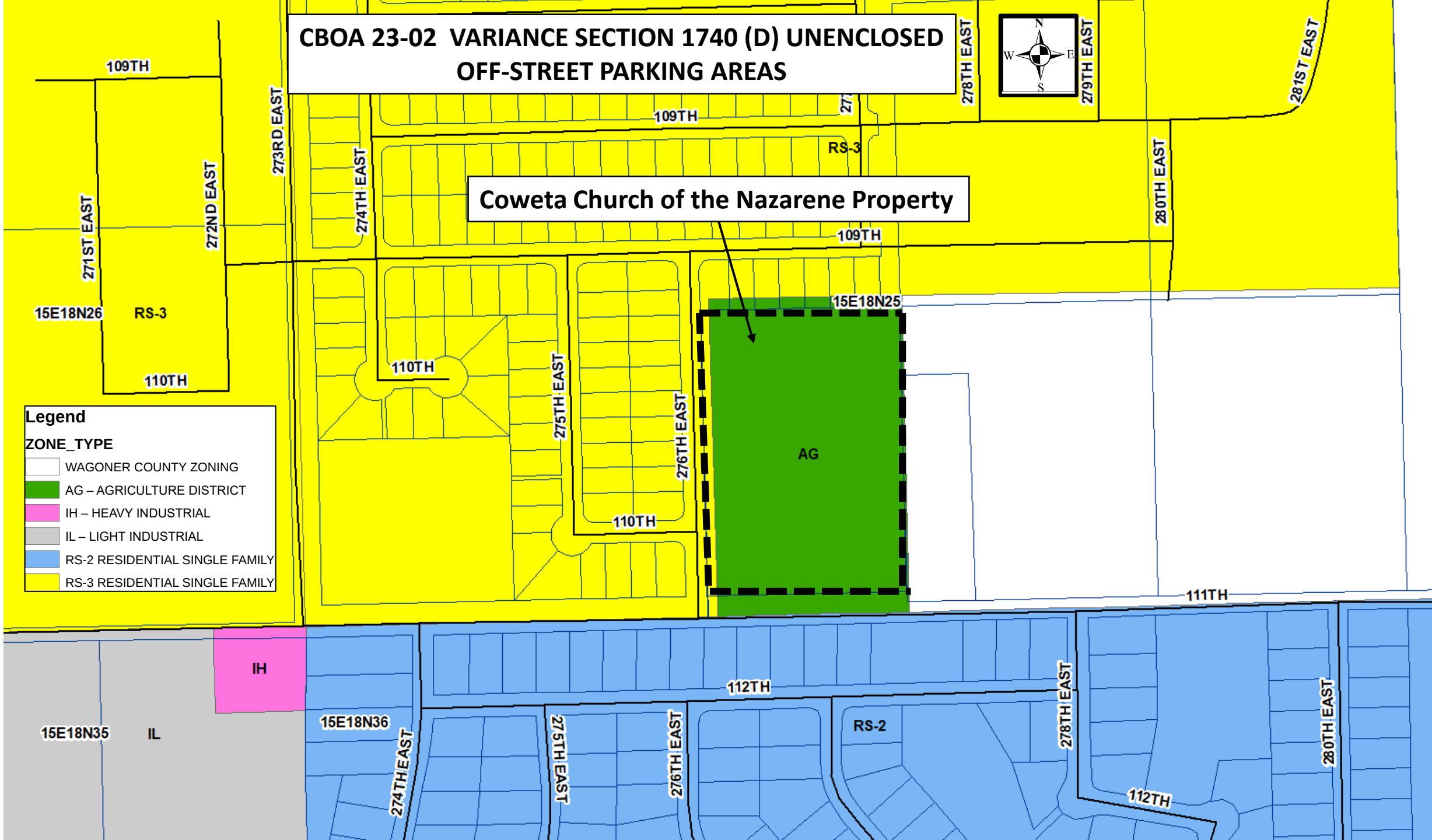


Coweta Church of the Nazarene Property

Legend

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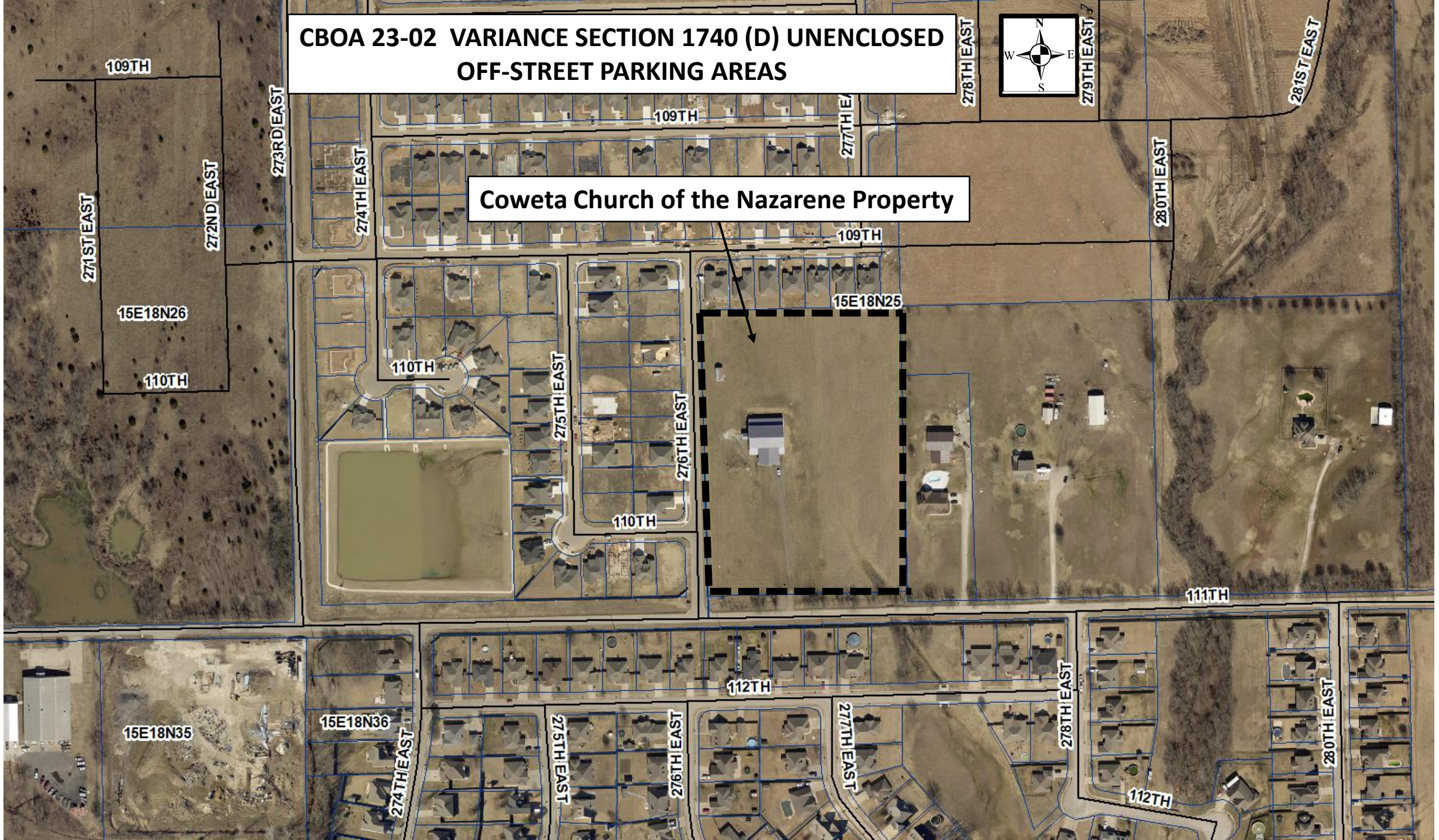
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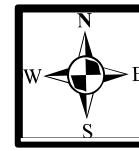
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