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**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, APRIL 21, 2025 6:00 PM**

**MEETING PROCEDURE:** Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Commissioners must identify themselves by name prior to making any comments. The Commission will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Commission have been heard.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Jessica Morris \_\_\_\_ Jennifer Curtis \_\_\_\_ Donald Vieth \_\_\_\_ Vacant \_\_\_\_

**IV. CONSENT**

(All matters under the "Consent Calendar" are considered by the 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 REGULAR MEETING**

Approval of the minutes of the Coweta Planning Commission Meeting held on January 20, 2025. *Anita Lee, Community Development Administrative Assistant*

**V. PUBLIC HEARING(S)**

**1. CZ 25-02 SUP, SPECIFIC USE PERMIT FOR CREMATORY**

Public hearing to receive public comment on CZ 25-02 SUP, a request from Judy L. Brown, the property owner and applicant for Brown Family Funeral Home, to establish a Specific Use Permit for a Crematory on the property located at 210 South Broadway, Coweta, Oklahoma.

*Carolyn Back, Community Development Director*

**2. BOWMAN PARTIAL ALLEY CLOSURE LOCATED IN NEW COWETA**

Public Hearing to receive public comment on a request from Brady Ghaniabadi, Civil Engineer for the applicant, to close a portion of a vacant 20-foot-wide alleyway located in Lots eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), and fourteen (14), Block thirty-four (34) laying south of South State Highway 51, New Coweta, in Section 18 Township 17 North, Range 16 East of the Indian Base and Meridan, City of Coweta, Wagoner County, Oklahoma.

*Carolyn Back, Community Development Director*

**3. BOWMAN OF COWETA - PRELIMINARY PLAT**

Public Hearing to receive public comment on a request by Boman Investment Properties, LLC and Cut Land Development, LLC, Engineer, for Preliminary Plat approval for Bowman of Coweta, a proposed subdivision within the City of Coweta, with approximately 0.442 acres more or less with 1 lot. Located in section 18, Township 17 North, Range 16 East, of the Indian and Base Meridan, Wagoner County, State of Oklahoma. This land is zoned General Commercial (CG).

*Carolyn Back, Community Development Director*

**4. BOWMAN OF COWETA - FINAL PLAT**

Public Hearing to receive public comment on the Bowman of Coweta Final Plat, a subdivision within the City of Coweta, of approximately 0.442 acres with One Lot and One Block. Located in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridan, Wagoner County, State of Oklahoma. The land is zoned General Commercial (CG).

*Carolyn Back, Community Development Director*

**5. TIGER TRAILS - PRELIMINARY PLAT**

Public Hearing to receive public comment on a request by Tulsa L Dev., LLC, Developer; Tanner Consulting, LLC, Surveyor/Engineer; for Preliminary Plat approval for Tiger Trails Phase I Blocks 1-8, a proposed subdivision within the City of Coweta, as part of a Planned Unit Development (PUD-R 24-03). The proposed subdivision is approximately 22.436 acres with 97 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

*Carolyn Back, Community Development Director*

**VI. ADMINISTRATION**

**1. CZ 25-02 SUP, SPECIFIC USE PERMIT FOR CREMATORY**

Discuss and consider action on CZ 25-02 SUP, a request from Judy L. Brown, the property owner and applicant for Brown Family Funeral Home, to establish a Specific Use Permit for a crematory on the property located at 210 South Broadway, Coweta.

*Carolyn Back, Community Development Director*

**2. BOWMAN PARTIAL ALLEY CLOSURE LOCATED IN NEW COWETA**

Discuss and consider action on a request from Brady Ghaniabadi, Civil Engineer for the applicant, to vacate a portion of a 20-foot-wide vacant alleyway located in Lots eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), and fourteen (14), Block thirty-four (34) laying south of South State Highway 51, New Coweta, in Section 18 Township 17 North, Range 16 East of the Indian Base and Meridan, City of Coweta, Wagoner County, Oklahoma.

*Carolyn Back, Community Development Director*

**3. BOWMAN OF COWETA - PRELIMINARY PLAT**

Discuss and consider action on a request by Bowman Investments Properties, LLC, Developer; Brady Ghaniabadi, Civil Engineer, for Preliminary Plat approval for Bowman of Coweta, a proposed subdivision within the City of Coweta, with approximately 0.442 acres

One Lot, One Block. Located in Section 18, Township 17 North, Range 16 East, of the Indian and Base Meridan, Wagoner County, State of Oklahoma. This land is zoned General Commercial (CG).

*Carolyn Back, Community Development Director*

**4. BOWMAN OF COWETA - FINAL PLAT**

Discuss and consider action on a request for final plat approval of Bowman of Coweta, a subdivision within the City of Coweta, of approximately 0.442 acres One Lot and One Block. Located in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridan, Wagoner County, State of Oklahoma. The land is zoned General Commercial (CG).

*Carolyn Back, Community Development Director*

**5. TIGER TRAILS - PRELIMINARY PLAT**

Discuss and consider action on a request by Tulsa L Dev.,LLC, Developer; Tanner Consulting, LLC, Surveyor/Engineer; for Preliminary Plat approval for Tiger Trails Phase I Blocks 1-8, a proposed subdivision within the City of Coweta, as part of Planned Unit Development (PUD-R 24-03). The proposed subdivision is approximately 22.436 acres with 97 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

*Carolyn Back, Community Development Director*

**6. KELLY CROSSING - SKETCH PLAN**

Review conceptual Sketch Plan submitted for Kelly Crossing, a proposed subdivision within the City of Coweta, as part of Planned Unit Development (PUD-R 24-02). The proposed subdivision is approximately 79.445 acres with 421 lots. Located in Section 33, Township 18 North, Range 15 East, of the Indian and Base Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

*Carolyn Back, Community Development Director*

**7. COWETA'S FOOD TRUCK PARK**

Discuss the design and implementation of a Food Truck Park for the City of Coweta.

*Carolyn Back, Community Development Director*

**8. COWETA'S COMMUNITY GARDENS**

Discuss the design and implementation of a Community Garden for the City of Coweta.

*Carolyn Back, Community Development Director*

**VII. ADJOURNMENT**

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.