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**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, JUNE 16, 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 \_\_\_\_ Tena Metcalf \_\_\_\_ Jennifer Curtis \_\_\_\_ Vacant \_\_\_\_ 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 April 21, 2025. *Anita Lee, Community Development Administrative Assistant*

V. PUBLIC HEARING(S)

1. **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**

A public hearing to receive public comment on a request from Withco Properties, LLC, seeking a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy on the same lot. Located at 210 E. Chestnut St.  
*Carolyn Back, Community Development Director*

2. **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**

Public hearing to receive public comment on a request to Rezone with a Planned Unit Development (PUD-R 25-01) on property consisting of 160-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located at the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East, City of Coweta, Wagoner County, State of Oklahoma.  
*Carolyn Back, Community Development Director*

## VI. ADMINISTRATION

### 1. **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**

Discuss and consider action on a request from Withco Properties, LLC, seeking a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy for address known as 210 E Chestnut St.

*Carolyn Back, Community Development Director*

### 2. **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**

Discuss and consider action on a request to Rezone with a Planned Unit Development (PUD-R 25-01) on property consisting of 160-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located at the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East, City of Coweta, Wagoner County, State of Oklahoma.

*Carolyn Back, Community Development Director*

### 3. **DRAFT SUBDIVISION REGULATION PRESENTATION BY TSW**

Draft Subdivision Regulation presentation by TSW.

## 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.