

**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA**

MONDAY, JULY 21, 2025, 6:04 PM

COMMISSIONERS PRESENT: Joanna Jones, Donald Vieth, Linda Dyer

COMMISSIONERS ABSENT: Jessica Morris, Kristi Rentie

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by Joanna Jones at 6:04 PM following a Board of Adjustment meeting.

III. ROLL CALL

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

IV. CONSENT

Consideration of the minutes of the regular meeting held on April 21, 2025.

Joanna Jones made a motion to approve the minutes, David Vieth seconded the motion.

Aye: Joanna Jones
David Vieth
Linda Dyer

V. PUBLIC HEARINGS

1. PUD-R 25-02 THE COURTYARDS OF COWETA

A public hearing to receive public comment on a request from Tanner Consulting for a Planned Unit Development to allow the development and construction of "The Courtyards of Coweta", a Residential Single-Family subdivision within the city limits of Coweta. Located on the Southeast corner of East 151st Street South and South 289th East Avenue in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Joanna Jones opened the public hearings at 6:05 PM.

Carolyn Back, Community Development Director presented the staff report to the Commissioners.

Attendees spoke during the public hearing voicing concerns pertaining to: increased traffic, potential for accidents on the blind curve, potential for reduced water pressure in the area and increased property taxes.

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 presented the staff report to the Commissioners.

Attendees spoke during the public hearing voicing concerns pertaining to flooding, high traffic counts, public safety response times, and loss of small-town feel.

Joanna Jones closed the public hearings at 7:07 PM.

VI. ADMINISTRATION

1. PUD-R 25-02 THE COURTYARDS OF COWETA

Discuss and consider possible action on an application for a Planned Unit Development (PUD-R 25-02) from Tanner Consulting to allow the development and construction of "The Courtyards of Coweta", a Residential Single-Family subdivision within the city limits of Coweta. Located on the Southeast corner of East 151st Street South and South 289th East Avenue in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma

Community Development Director Carolyn Back, presented the staff report to the Commissioners.

The applicant requested that the item be tabled to the next meeting on August 18, 2025 to allow time for additional research with city departments and for neighbors to discuss their concerns with the applicant, if they choose to do so.

Donald Vieth made a motion to table the item to the next regular meeting scheduled for August 18, 2025. Linda Dyer seconded the motion.

Aye: Donald Vieth
Linda Dyer
Joanna Jones

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 presented the staff report to the Commissioners.


Donald Vieth made a motion to recommend approval of Rezone CZ 25-04 / PUD-R 25-01, 121st Street South and 225th East Avenue. Linda Dyer seconded the motion.

Aye: Donald Vieth
Linda Dyer
Joanna Jones

VII. ADJOURNMENT

The meeting was adjourned by Joanna Jones at 7:36 PM.

X 
Chairman

X 
Secretary
