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**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
INDIAN CAPITAL TECHNOLOGY CENTER (ICTC) 31850 SH-51 BUILDING B COWETA, OK 74429
MONDAY, JANUARY 19, 2026 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.

First, the City of Coweta Planning Commission will hear from the staff for an explanation of the agenda item, the physical facts of the property under application, and the surrounding property, followed by the presentation of the staff's recommendation. The Planning Commission will then hear from the applicant or agent, a presentation not to exceed 30 minutes.

Next, the Planning Commission will hear from any interested parties; a time limit of three (3) minutes per speaker will be allowed. If there are several who wish to speak, please do not repeat comments of previous speakers. If you wish to speak, please use the sign in sheet located at the entrance of the room. For the record, you will walk up to the podium and state your name and address when you come up to speak.

Finally, the Planning Commission will hear the applicant's rebuttal, if any, not to exceed 15 minutes. During the hearing, the Planning Commission may ask questions of staff, the applicant, or interested parties. After all interested parties have spoken, the public hearing will close for each agenda item. After the public hearing is closed, staff may present any clarifications on the matters brought up by any interested parties as directed by the Planning Commission members. The chairperson will then entertain a motion and a second on the agenda item, at which point further discussion may be had prior to roll-call by Planning Commission members only.

- I. CALL TO ORDER

- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL
Jessica Morris ____ Joanna Jones ____ Linda Dyer ____ Tim Ahlstrom ____ Jennifer Curtis ____

IV. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT

V. 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 December 15, 2025. *[Meghan Bendabout, Community Development Administrative Assistant]*

VI. PUBLIC HEARING(S)

1. **CZ 25-07 REZONE**

Public hearing to receive public comment on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **PLANNED UNIT DEVELOPMENT (PUD) PUD-C 25-03**

Public hearing to accept public comment on an application for a planned unit development, PUD-C 25-03, on property consisting of approximately 270 acres more or less, Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VII. ADMINISTRATION

1. **CZ 25-07 REZONE**

Discuss and consider action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **PLANNED UNIT DEVELOPMENT (PUD) PUD-C 25-03**

Discuss and consider action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

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VIII. 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.