



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

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, MARCH 16, 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.

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 January 19, 2026. *[Meghan Bendabout_ Community Development Administrative Assistant]*

VI. PUBLIC HEARING(S)

1. **CZ 26-01 REZONE**

A public hearing to receive public comment on CZ 26-01, a request to change the zoning on described property from Agriculture (AG) to Residential Single Family (RS-3) consisting of 1.07 acres more or less, located in the S/2 SE/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1241.25 feet East and 208.75 feet North of the Southwest corner of SE/4 of Section; thence North 223.25 feet; thence East 208. 75 feet; thence South 223.25 feet; thence West 208. 75 feet to the Point of Beginning.

Skylar Marlow-Fuson, City Planner

VII. ADMINISTRATION

1. **CZ 26-01 REZONE**

A public hearing to receive public comment on CZ 26-01, a request to change the zoning on described property from Agriculture (AG) to Residential Single Family (RS-3) consisting of 1.07 acres more or less, located in the S/2 SE/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1241.25 feet East and 208.75 feet North of the Southwest corner of SE/4 of Section; thence North 223.25 feet; thence East 208.75 feet; thence South 223.25 feet; thence West 208.75 feet to the Point of Beginning.

Skylar Marlow-Fuson, City Planner

VIII. ADJOURNMENT

*If you wish to speak during this meeting, please sign in before the meeting begins using the sign-up sheet located on the table near the podium. Speakers may address only those items listed on the posted agenda. All cell phones and electronic devices must be turned **off** or **set to silent** for the duration of the meeting.*

If you are a person with a disability and require an accommodation to participate, please contact the City Clerk at 918-486-2189 no later than 9:00 a.m. at least two business days prior to the meeting so arrangements can be made.



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

**MEETING MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:00 PM MONDAY, JANUARY 19, 2026
31350 E STATE HIGHWAY 51 OK 74429**

I. CALL TO ORDER

Chairman Jessica Morris called the meeting to order at 6:00 p.m. and read the Meeting Procedure.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris

Joanna Jones

Linda Dyer

Jennifer Curtis

Tim Alhstrom

All commissioners were present.

IV. CONSENT

All matters under the “Consent Calendar” are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commission member may, however, remove an item from consent by request.

1. MINUTES OF THE REGULAR MEETING

Approval of the minutes of the Coweta Planning Commission regular meeting held on December 15, 2025.

Jennifer Curtis made the motion to Approve with spelling corrections.

Tim Alhstrom seconded the motion.

Aye: Jessica Morris

Joanna Jones

Linda Dyer

Tim Ahlstrom

Jennifer Curtis

V. PUBLIC HEARING(S)

Chairman Jessica Morris opened the public hearing at 6:04 p.m.

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.

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.

City Planner Skylar Marlow- Fuson read recommendations for approval for both items as they do comply with the City comprehension plan.

Lou Reynolds spoke and addressed maps and plans for the land to get rezoned asking for approval of the rezone.

Lauren representing Beale spoke on the type of data center, impacts for Coweta, schools, jobs, and showed a conceptual site plan. Lauren stated it was not a foreign country's ownership and also addressed community concerns of noise, traffic studies, water, and utility rates.

Many members of the public expressed concerns regarding the decibel noise limits and associated fines for violations, as well as traffic impacts, utility rates, potential effects on property values, light pollution, electronic waste, project transparency, construction timelines, site location, and possible environmental disruption. All individuals who signed up to speak were provided the opportunity to do so if they were present.

Union workers and a resident of Pryor spoke in support of the project, noting job stability, the potential for facilities to recycle rare materials for incentives, and the positive impact on local school and community growth. They also stated they had not experienced issues related to noise or other development concerns while working at or living near a data center.

Applicant rebuttal opened at 8:14 p.m.

Beale representative Lauren began the rebuttal by addressing the intents for the project that is still under negotiation. With several interruptions, Beale made the point they have made a community commitment to fixing the City's water infrastructure although they won't be using City water. Plans for widening roads to support construction, adjust writing in PUD to address discrepancies, meeting limits made in PUD for sound, addressing that no non-disclosure agreement is in effect, and intentions to invest in projects needed for the community of Coweta and the schools.

Rebuttal closed at 8:24 p.m.

Chairman Jessica Morris called a 10 min recess at 8:25 p.m.

Chairman Jessica Morris closed the public hearing at 8:35 p.m.

VI ADMINISTRATION

1. CZ 25-07 REZONE

Discuss and consider possible action to recommend approval, approval with conditions, or denial 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.

Commissioners discussed both items with Beale representatives and staff.

Questions regarding elevation and structure drawings, construction roadways, construction hours, electronic waste, drainage control, mineral rights, landscaping, switching to natural gas, end user, phases, and noise studies were discussed.

Questions of environmental studies were asked, and Beale responded that the project is in compliance with state and federal laws. A study using a 3rd party engineer was done to make sure species are not impacted.

Motion to Deny was made by Jennifer Curtis. Seconded by Tim Alhstrom.

Aye: Jessica Morris
Joanna Jones
Tim Alhstrom
Jennifer Curtis

Nay: Linda Dyer

3. PLANNED UNIT DEVELOPMENT (PUD) PUD- C 25-03

Discuss and consider possible action to recommend approval, approval with conditions, or denial 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.

Motion to Deny was made by Jessica Morris. Seconded by Tim Alhstrom.

Aye: Jessica Morris
Linda Dyer
Joanna Jones
Jennifer Curtis
Tim Alhstrom

VIII. ADJOURNMENT

Chairman Jessica Morris adjourned the meeting at 9:39 p.m.



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

Memorandum

To:

From: Skylar Marlow-Fuson, City Planner

Re: **CZ 26-01 REZONE - REZONING PROPERTY FROM AG TO RS-3 LOCATED IN A CUL-DE-SAC ON 268TH AND 118TH STREET**

Date: March 16, 2026

BACKGROUND

Applicant

Jessica Morris, the property owner, is seeking to amend the zoning map. The request is to rezone from Agriculture (AG) to Residential Single Family (RS-3). If the rezoning is approved by City Council, the property owner will split the parcel into three separate parcels to allow for the construction of three new homes.

Case Facts

- The property is located at 14001 S 301st East Ave, Coweta, OK , in Section 07, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is currently zoned Agriculture (AG).
- The surrounding land use is Agriculture (AG) and Residential Single Family (RS-2).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for residential use.

Adjacent Zoning:

North: Agriculture (AG)

South: Agriculture (AG)

East: Agriculture (AG)

West: Residential Single Family (RS-2)

Legal description:

A parcel of land in the S/2 SE/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1241.25 feet East and 208.75 feet North of the Southwest corner of SE/4 of Section; thence

North 223.25 feet; thence East 208.75 feet; thence South 223.25 feet; thence West 208.75 feet to the Point of Beginning.

Zoning History

1987: Ordinance No. 371, annexed the property into city limits

Public Notice Required

- Newspaper Notice – min. 15 days in advance
- Mailed Notice to 300’ radius – min. 20 days in advance
- Posted Sign – min. 20 days in advance

Pertinent Zoning Code RS-3

- Minimum Lot Size: 5,000 feet
- Front Yard Setback: 25 feet
- Side Yard Setback: 5 feet
- Rear Yard Setback: 15 feet
- Minimum Lot Width 20 feet

12-3C-1-1 City Policy

It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that: Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally. A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, staff finds that, if implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

PLANNING COMMISSION ACTION

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council, of the rezone request from Agriculture (AG) to Residential Single Family (RS-3)

STAFF RECOMMENDATION

Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council, of the rezone request from Agriculture (AG) to Residential Single Family (RS-3)

ATTACHMENTS




1. Location Map_CZ 26-01
2. Zoning Map_CZ 26-01
3. Location Map_CZ 26-01_v2

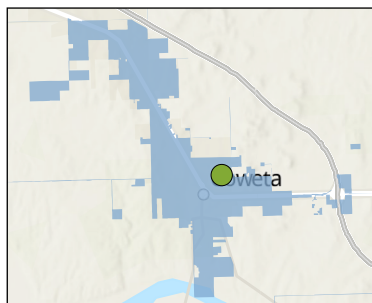
Location Map

CZ 26-01



Legend

	Subject Property		Parcels
	Roads		



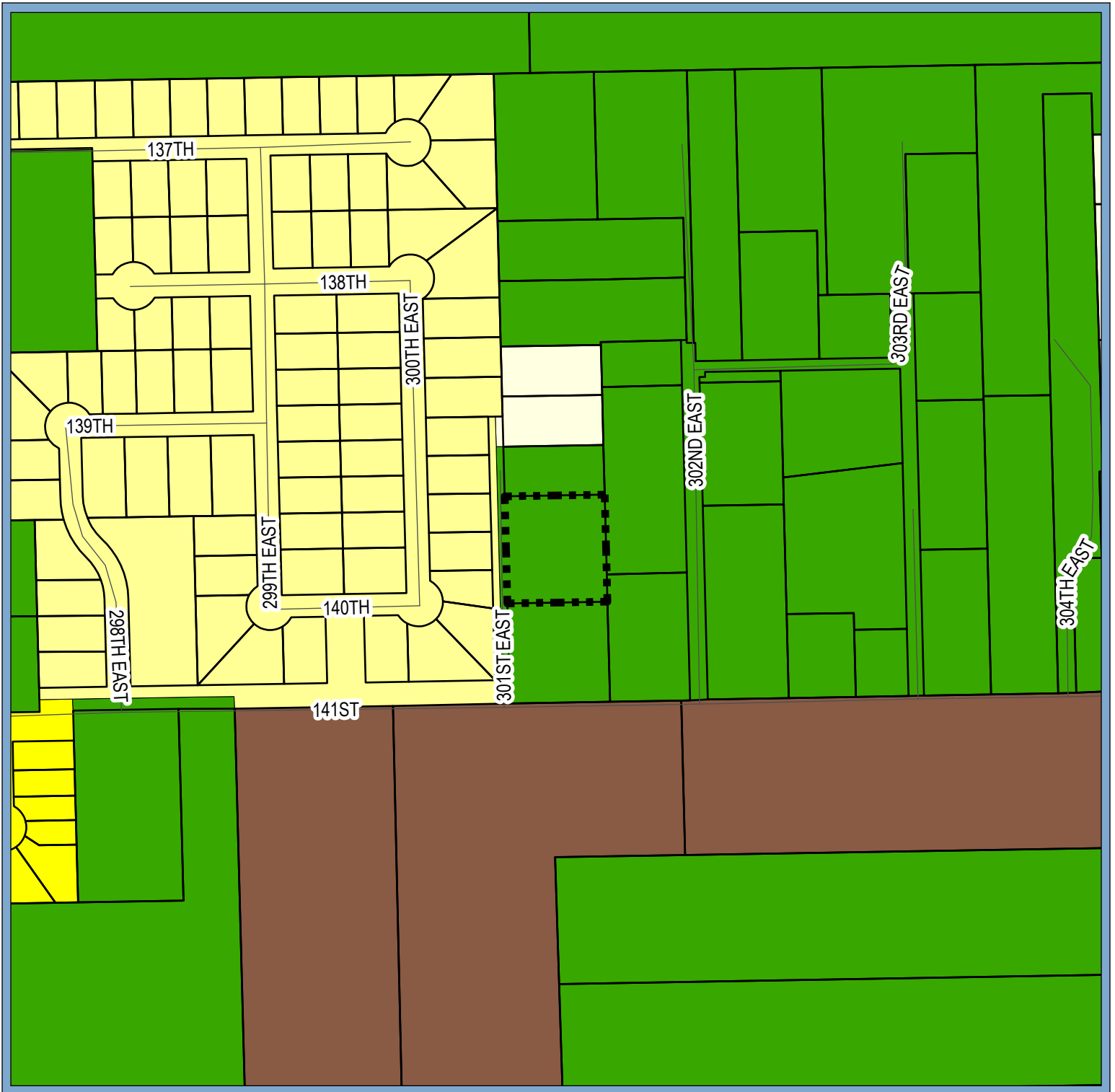
Inset Map: General location of site area



Date Exported: 2/11/2026 11:31 AM

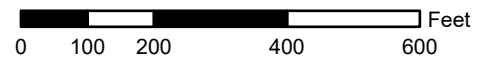
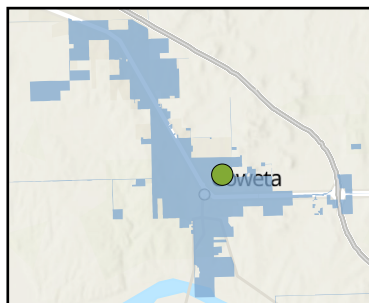
Zoning Map

CZ 26-01



Legend

Roads	RS-3
Subject Property	AG
Parcels	RM-1
RS-1	RS-2



Date Exported: 2/18/2026 10:39 AM

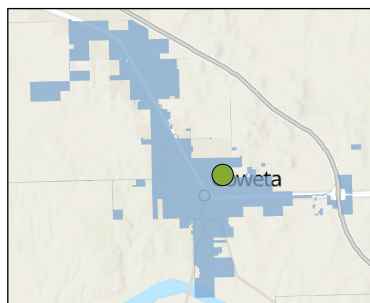
Location Map

CZ 26-01

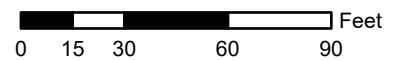


Legend

 Subject Property	 Parcels
 Roads	



Inset Map: General location of site area



Date Exported: 3/6/2026 9:01 AM