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**AGENDA - REGULAR MEETING  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, APRIL 20, 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 Trustees must identify themselves by name prior to making any comments. The Trust Authority 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 Trust Authority have been heard.

**I. ROLL CALL**

Jessica Morris\_\_\_\_ Joanna Jones\_\_\_\_ Linda Dyer\_\_\_\_ Tim Ahlstrom\_\_\_\_ Jennifer Curtis \_\_\_\_

**II. PLEDGE OF ALLEGIANCE**

**III. CALL TO ORDER**

**IV. CONSENT**

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

**1. MINUTES OF REGULAR MEETING**

Approval of the minutes of the Coweta Board of Adjustment Meeting held on March 16, 2026. *[Meghan Bendabout\_ Community Development Administrative Assistant]*

**V. PUBLIC HEARING(S)**

**1. CBOA 26-02 - PUBLIC HEARING FOR VARIANCE REQUEST TO SECTION 12-7B-7 (MINIMUM LOT AREA) TO ALLOW DUPLEX DEVELOPMENT AT 325 EAST PECAN STREET**

The applicant, Jason Howard, is seeking a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. The location for the requested variance is 325 E. Pecan Street, New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district.

*Skylar Marlow-Fuson, City Planner*

**VI. ADMINISTRATION**

**1. CBOA 26-02 - VARIANCE REQUEST TO SECTION 12-7B-7 (MINIMUM LOT AREA) TO ALLOW DUPLEX DEVELOPMENT AT 325 EAST PECAN STREET**

Discuss and consider possible action on the approval, approval with conditions, or denial of a

request by the applicant, Jason Howard, seeking a variance to section 12-7B-7 Minimum Lot Area to the City of Coweta Zoning Code. The location for the requested variance is 325 E. Pecan Street, Coweta, Oklahoma. This variance request is to allow for duplexes to be built on the property. The variance is needed to meet the requirements for minimum lot area in the RD zoning district.

*Skylar Marlow-Fuson, City Planner*

## VII. 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.*