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**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
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 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. 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 March 16, 2026. *[Meghan Bendabout_ Community Development Administrative Assistant]*

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

VI. PUBLIC HEARING(S)

1. **PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Public hearing before the Planning Commission has been initiated by staff to amend the city of Coweta zoning code by adding a new zoning district. A Patio Home (PH) District is a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.

Jessica Zwirtz, Community Development Director

VII. ADMINISTRATION

1. **PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Discuss and consider possible action on the approval, approval with conditions, or denial of a request from staff for adding a new zoning district of a Patio Home (PH) District, a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.

Jessica Zwirtz, Community Development Director

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.