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COWETA, OK 74429
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**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 15, 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 May 18, 2026.
[Meghan Bendabout_ Community Development Administrative Assistant]

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

VI. PUBLIC HEARING(S)

1. **CZ 26-03 REZONE FROM AGRICULTURE (AG) TO COMMERCIAL GENERAL (CG) FOR PROPERTY LOCATED AT 28349 EAST 131ST STREET SOUTH**

A public hearing to receive public comment on CZ 26-03, a request by applicants and property owners, Randall and Fayette Wiley, to change the zoning on described property from Agriculture (AG) to Commercial General (CG), Located at 28349 East 131st Street South, Lot Sixteen (16), Block Nine (9), Skyview Addition, City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VII. ADMINISTRATION

1. **CZ 26-03 REZONE FROM AGRICULTURE (AG) TO COMMERCIAL GENERAL (CG) FOR PROPERTY LOCATED AT 28349 EAST 131ST STREET SOUTH**

Discuss and consider possible action on the recommendation of approval, approval with conditions, or denial of CZ 26-03, a request by applicants and property owners, Randall and Fayette Wiley, to change the zoning on described property from Agriculture (AG) to Commercial General (CG), Located at 28349 East 131st Street South, Lot Sixteen (16), Block Nine (9), Skyview Addition, City of Coweta, Wagoner County, State of Oklahoma.

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.*

Persons who require a special accommodation to participate in this meeting should contact the Coweta City Clerk, 310 South Broadway, P.O. Box 850, Coweta, Oklahoma, 74429, 918-486-2189 or via Email: cityclerk@cityofcoweta-ok.gov, as far in advance as possible and preferably at least 48 hours before the date of the meeting. Persons using a TDD may contact OKLAHOMA RELAY at 1-800-722-0353; voice calls should be made to 1-800-522-8506 to communicate via telephone with hearing telephone users and vice versa.



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**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, MAY 18, 2026 6:00 PM**

COMMISSIONERS PRESENT: Jessica Morris, Linda Dyer, Tim Ahlstrom, Jennifer Curtis

COMMISSIONERS ABSENT: Joanna Jones

I. CALL TO ORDER

The meeting was called to order by Chairman Jessica Morris at 6:00 PM

II. PLEDGE OF ALLEGIANCE GIVEN

III. ROLL CALL

Roll call taken. Board Members were present as shown above.

IV. CONSENT

Consideration of the minutes of the regular meeting held on April 20, 2026

Jessica Morris made the motion to Approve.
Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Ahlstrom
Jennifer Curtis

V. PUBLIC HEARING(S)

Jennifer Curtis made motion to open the public hearing at 6:02pm. Linda Dyer seconded.

Aye: Jessica Morris
Linda Dyer
Tim Ahlstrom
Jennifer Curtis

1. CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN ST.

A public hearing to receive public comment on CZ 26-02. The applicant, YOHO Investments, request to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). Property located at 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

No public Comment.

Chairman Jessica Morris closed public hearing at 6:03 p.m.

VI. ADMINISTRATION

1. CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN ST.

Discuss and consider possible action on the recommendation of approval, approval with conditions, or denial of a request by YOHO Investments to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). Located at 325 East Pecan St, 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

The City Planner Skylar Marlow – Fuson reads the staff report.

Jessica Morris asked if duplexes were across the street. Yoho Investments responded yes.

Jessica Morris made the motion to approve. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Linda Dyer
Tim Alhstrom
Jennifer Curtis

VII. ADJOURNMENT

Chairman Jessica Morris adjourned the meeting at 6:06 p.m.

Chairman

Date

Secretary

Date



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Memorandum

To: Honorable Chair and Planning Commissioners

From: Skylar Marlow-Fuson, City Planner

Re: **CZ 26-03 REZONE FROM AGRICULTURE (AG) TO COMMERCIAL GENERAL (CG)
FOR PROPERTY LOCATED AT 28349 EAST 131ST STREET SOUTH**

Date: June 15, 2026

BACKGROUND

Applicant

The applicants, Randall and Fayette Wiley, the property owners, are seeking to amend the zoning map. The request is to rezone from Agriculture (AG) to Commercial General (CG).

Case Facts

- The property is located at 28349 E 131st Street S., Coweta, OK.
- The property is currently zoned Agriculture (AG)
- The lots to the west, east and north are located in Wagoner County
- The surrounding land use is Agriculture (AG) and Commercial (CG)
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for residential use. However, there is commercial directly to the south, west and northwest of the property.
- The Coweta Casino is across the street, and a mini storage is directly west of the property.

Adjacent Zoning:

North: Agriculture (AG) Wagoner County

South: Commercial General (CG)

East: Agriculture (AG) Wagoner County

West: Agriculture (AG) Wagoner County

Legal description:

Lot Sixteen (16), Block Nine (9), Skyview Addition, City of Coweta, Wagoner County, State of Oklahoma.

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

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.

Comprehensive Plan

The City of Coweta Comprehensive Plan 2030 currently designates this property as residential. However, staff finds that the rezone request would be compatible with surrounding land use. A resolution would be needed to change the comprehensive plan map for this rezone.

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 Commercial General (CG)

STAFF RECOMMENDATION

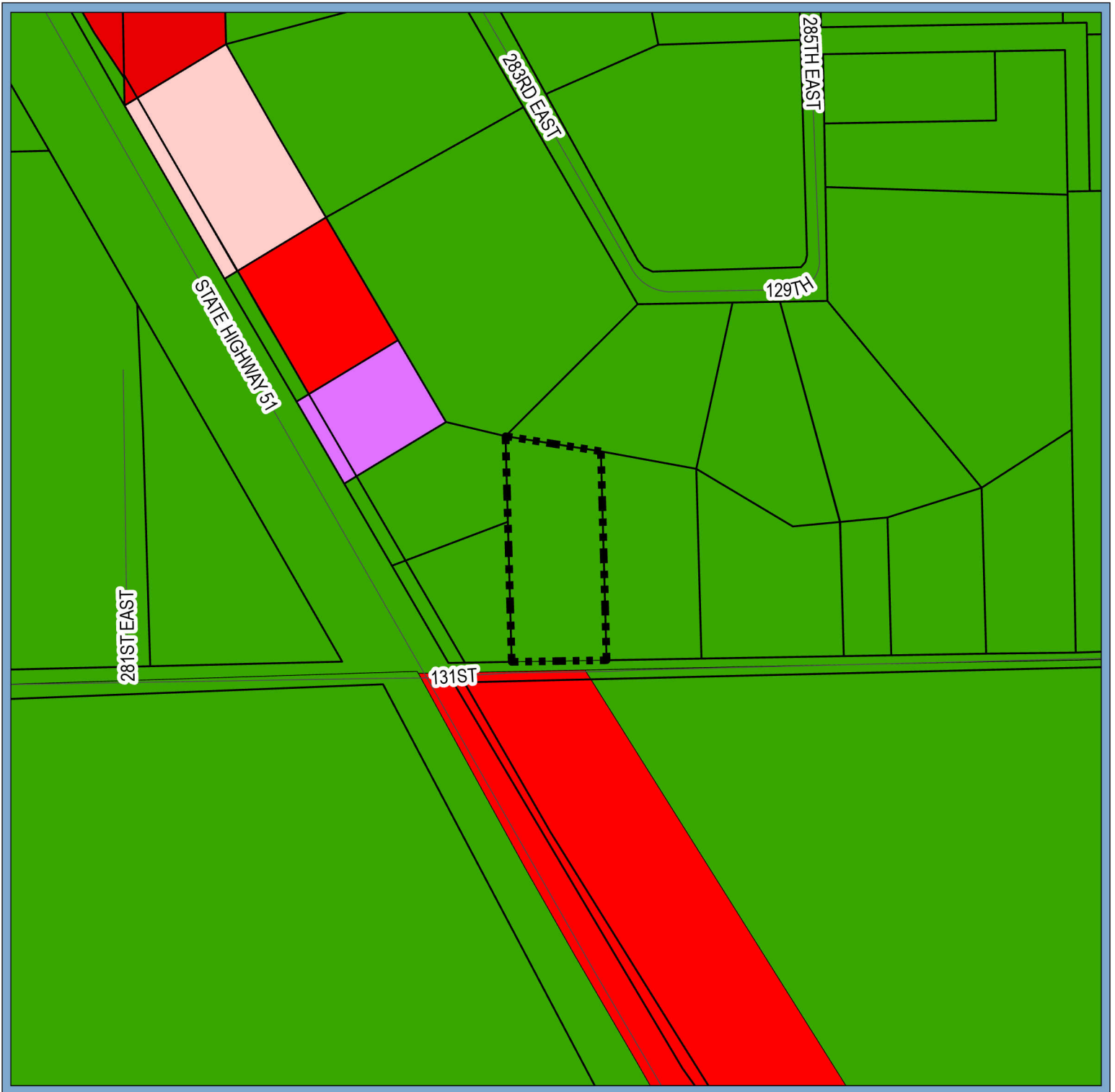
Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council.

ATTACHMENTS

1. Zoning Map_CZ 26-03
2. Flood Map_CZ 26-03
3. Aerial Map_CZ 26-03
4. Proposed Land Use and City Limits 2030

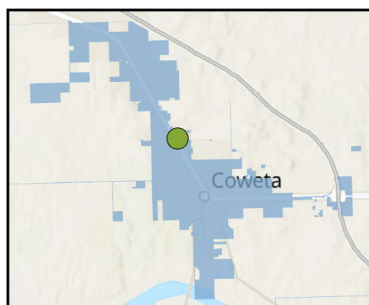
Zoning Map

CZ 26-03



Legend

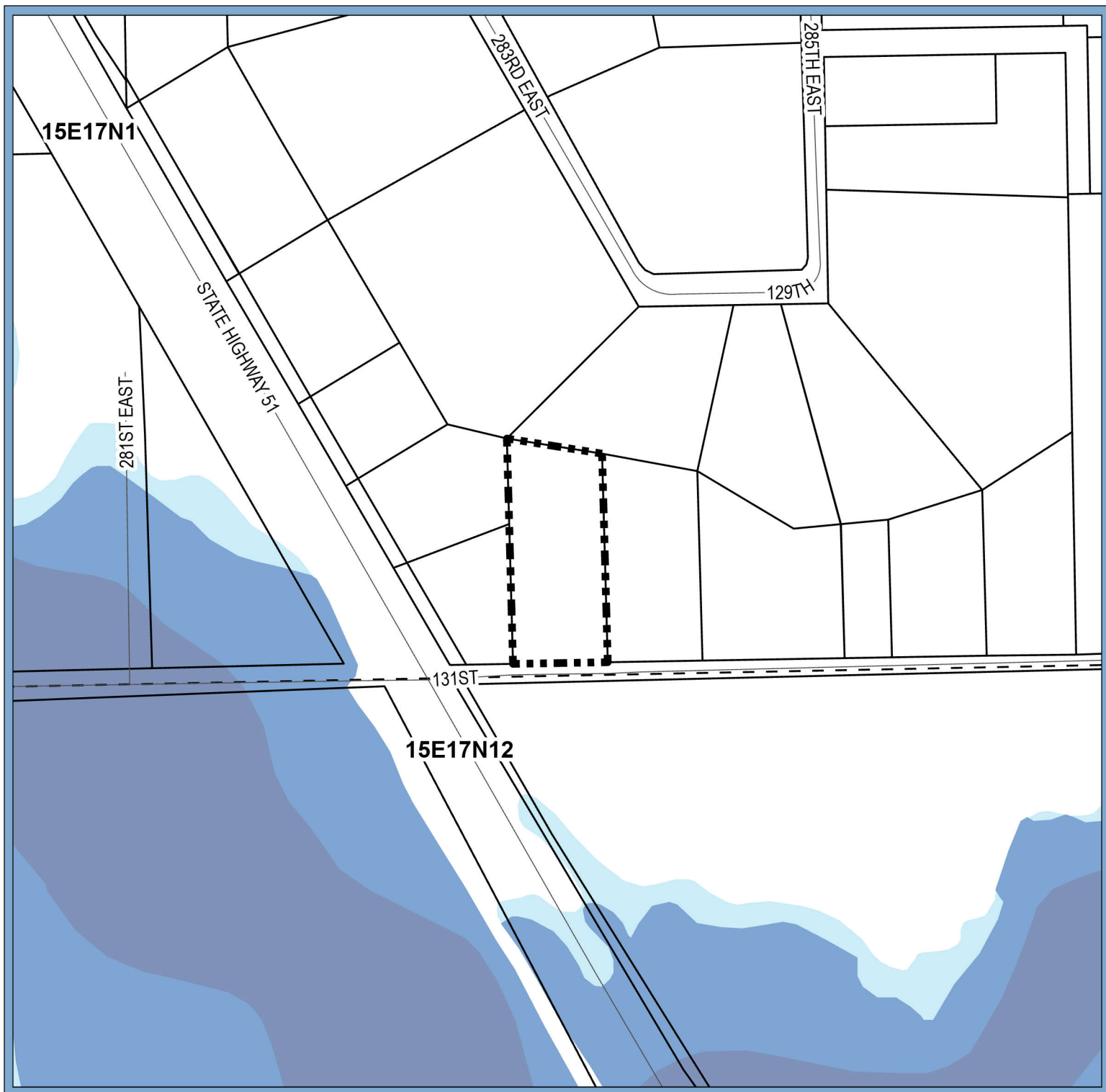
— Roads	AG
▣ Subject Property	C-4
▭ Parcels	CH
▣ CG	IL



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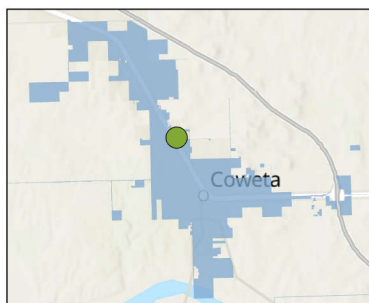
Flood Map

CZ 26-03



Legend

	Roads		Unstudied
	Subject Property		500-Year Flood
	Parcels		100-Year Flood
	PLSS		Floodway



Inset Map: General location of site area






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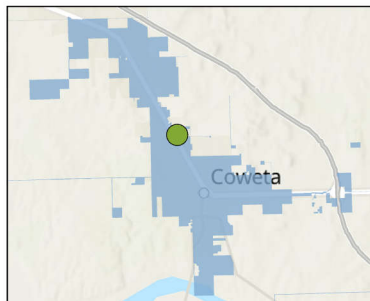
Aerial Map

CZ 26-03



Legend

	Subject Property		Parcels
	Road		



Inset Map: General location of site area























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Proposed Land Use and City Limits 2030

City of Coweta Comprehensive Plan Proposed Land Use and City Limits 2030

Legend

-  City Limits 2020
 -  2030 City Limits
 -  Highway
 -  Arterial Road
 -  Road
- ### Proposed Land Use
-  Agriculture
 -  Residential Very Low (0-2)
 -  Residential Low (2-6)
 -  Residential Medium (6-12)
 -  Residential High (12-17)
 -  Commercial Low/Office XX% FAR
 -  Commercial Medium 50% FAR
 -  Commercial High 75% FAR
 -  Industrial Low XX% FAR
 -  Industrial Medium 50% FAR
 -  Industrial High 75% FAR
 -  Parks/Open Space
 -  Public Facilities
 -  Development Sensitive
 -  Corridor District

