



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

**AGENDA - REGULAR MEETING
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JULY 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. CALL TO ORDER

II. ROLL CALL

Jessica Morris ____ Linda Dyer ____ Joanna Jones ____ Tim Ahlstrom ____ Jennifer Curtis ____

III. 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 June 15, 2026.
[Meghan Bendabout_Community Development Administrative Assistant]

IV. PUBLIC HEARING(S)

1. CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET

A public hearing to receive public comment on CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

V. ADMINISTRATION

1. CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is

requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.
Skylar Marlow-Fuson, City Planner

VI. 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 BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, JUNE 15, 2026 6:00 PM**

COMMISSIONERS PRESENT: Jessica Morris, Joanna Jones, Linda Dyer, Tim Alhstrom, Jennifer Curtis

COMMISSIONERS ABSENT: None

I. CALL TO ORDER

The meeting was called to order by Chairman Jessica Morris at 6:06 PM following the Planning Commission meeting.

II. PLEDGE OF ALLEGIANCE GIVEN AT PLANNING COMMISSION MEETING

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 May 18, 2026.

Linda Dyer made the motion to Approve.
Jessica Morris seconded the motion.

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

V. PUBLIC HEARING(S)

Jessica Morris made the motion to open the public hearing at 6:07 p.m. Linda Dyer seconded the motion.

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

1. CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET

A public hearing to receive public comment on CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Patti Plunk, with Blue Sage Designs, stated reasons why the variance was needed for the property.

Discussions of property by North Old Main Road and Oak Steet, logistics of potential of front door and driveway, maintenance responsibility of foliage, direction house would be facing, community mailbox concerns, and the correct address for a future house.

Chairman Jessica Morris wanted to make note for the record that an email had been sent in from a citizen who received the notice for the request of CBOA 26-05 that stated concerns and a copy of the email can be requested from City Hall.

2. CBOA 26-06 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH

A public hearing to receive public comment on CBOA 26-06. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the setback requirements. The property is built over the build line on the front and side. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

No public comment.

Jessica Morris made the motion to close the public hearing at 6:22 p.m. Tim Alhstrom seconded the motion.

Aye: Jessica Morris
Joanna Jones

Linda Dyer
Tim Alhstrom
Jennifer Curtis

V. ADMINISTRATION

1. CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-05. The applicant, Blue Sage Designs, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. The property location for the requested variance is 309 North Old Main Street, Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

City Planner Skylar Marlow-Fuson read the staff report and stated a site plan and hardship will be needed.

Jessica Morris agreed and stated the application was unclear on the front and side variance request, and a site plan would help.

Commissioners further discussed setbacks, driveway, possibility of a hardship needed, and front entrance.

Chairman Jessica Morris stated that the application submitted covers North Old Main only. A new application would need to be submitted to fully cover the property area to make a decision. Notices have to be sent out and changes cannot be added at the meeting.

Chairman Jessica Morris made the motion to continue the item request after receiving an amended application. Linda Dyer seconded.

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

2. CBOA 26-06 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 28019 SOUTH 107TH STREET SOUTH

Discuss and consider possible action to approve, approve with conditions, or deny the request for CBOA 26-06. The applicant, Darin Hogue, is requesting a variance to section 12-7A-6 (Minimum Yard Requirements) to the City of Coweta Zoning Code. This variance request is for the setback requirements. The property is built over the build line on the front

and side. The property location for the requested variance is 28019 South 107th Street South, Lot Nine (9), Block Four (4), Wynstone Phase Two, City of Coweta, Wagoner County, State of Oklahoma.

City Planner Skylar Marlow-Fuson read the staff report.
The Planner also stated that the side yard needed a variance and was missed last meeting.

Jennifer Curtis asked how much it was over the build line.
Darrin Hogue responded 7 inches.

Jessica Morris made the motion to approve variance for any sections built over the build line. Joanna Jones seconded.

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

VI. ADJOURNMENT

Chairman Jessica Morris adjourned the meeting at 6:39 p.m.

Chairman

Date

Secretary

Date



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Memorandum

To: Honorable Chair and Board of Adjustment Members

From: Skylar Marlow-Fuson, City Planner

Re: **CBOA 26-05 - VARIANCE REQUEST TO SECTION 12-7A-6 (MINIMUM YARD REQUIREMENTS) LOCATED AT 309 NORTH OLD MAIN STREET**

Date: July 20, 2026

BACKGROUND

The applicant, Blue Sage Designs, is seeking a variance to section 12-7A-6 Minimum Yard Requirements to the City of Coweta Zoning Code. The location for the requested variance is 309 N Old Main Street, Coweta, Oklahoma.

Case Facts

- The property is currently zoned RS-3
- RS-3 zoning is to all sides
- The applicant is requesting a variance to the front yard setback from 25 feet to 15 feet. Additionally, the applicant is requesting a side yard variance due to the lot being a corner lot.

Legal Description

Old Coweta City Lot One (1), Block Seven (7) City of Coweta, Wagoner County, State of Oklahoma.

Variance Requests

Front Yard

12-7A-6 Minimum Yard Requirements

The depth of the required front yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way designated on the City major street and highway plan or 25 feet if not designated on the street and highway plan, to the appropriate distance shown below:

When a lot has double frontage, the front yard requirements shall be provided on both streets

<i>District</i>	<i>Arterial Streets</i>	<i>Nonarterial Streets</i>
RS-1	35 feet	35 feet
RS-2	35 feet	25 feet
RS-3	35 feet	25 feet

The applicant requests a variance from the 25 feet setback to 15 feet.

Side Yard

All buildings shall be set back from the side lot line to comply with the following side yard requirements:

1. For dwellings located on an interior lot, there shall be a minimum side yard as follows:
 - a. RS-1: Ten feet.
 - b. RS-2: Five feet.
 - c. RS-3: Five feet.
2. For unattached buildings accessory to residential uses on an interior lot, there shall be a minimum side yard of five feet.
3. On any **corner lot**, the depth of the required exterior side yard shall be determined in the following manner: Measured from the centerline of the abutting street, add one-half of the right-of-way designated in the City major street and highway plan, or 25 feet if not designated on the street plan, to the appropriate distance shown below:

<i>District</i>	<i>Arterial Streets</i>	<i>Nonarterial Streets</i>
RS-1	35 feet	20 feet
RS-2	20 feet	15 feet
RS-3	20 feet	15 feet

Public Notice Required

Newspaper Notice – min. 10 days in advance

Mailed Notice to 300' radius – min. 10 days in advance

Board Action

A. Grounds for variance. The Board of Adjustment, upon application, and after hearing, and subject to the procedural and substantive standards hereinafter set forth, may grant such variance from the terms of this title as:

- The variance requested will not cause substantial detriment to the public good or impair the spirit, purposes and intent of this title or the comprehensive plan, where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional

situation, condition, or circumstance peculiar to a particular property, Page 460 the literal enforcement of this title will result in unnecessary hardship. The Board shall not vary any jurisdictional requirement, such as notice.

B. Application for variance. A request for a variance shall be initiated by the filing of an application with the City Manager or his/her designee and shall be set for public hearing in accordance with the rules established by the Board. The application for a principal use variance shall include information necessary to evaluate such request as the Board of Adjustment may adopt as rules of procedure for granting principal use variances

C. Hearing; Board action. The Board shall hold the hearing and, upon the concurring vote of three members, may grant a variance after finding:

- That, by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of this title would result in unnecessary hardship.
- That such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district.
- That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this title or the comprehensive plan.
- That the variance, if granted, would be the minimum necessary to alleviate the necessary hardship. Provided that the Board, in granting a variance, shall prescribe appropriate conditions and safeguards, and may require such evidence and guarantee or bond as it may deem necessary to enforce compliance with the conditions attached.

D. Time limitation. A variance which has not been utilized within one year from date of the order granting the variance shall thereafter be void, provided that the Board has not extended the time for utilization. For the purpose of this subsection, the term "utilization" means actual use or the issuance of a building permit, when applicable, provided construction is diligently carried to completion. (Ord. No. 716, 4-4-2011; altered in 2023 recodification.

STAFF RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

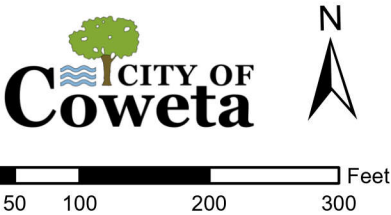
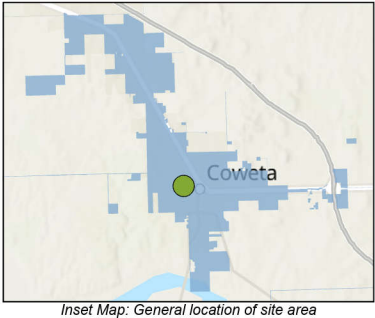
1. Aerial Map_CBOA 26-05
2. Zoning Map_CBOA 26-05
3. Flood Map_CBOA 26-05
4. 2026-05-20 SURVEY, CBOA 26-05

Aerial Map

CBOA 26-05



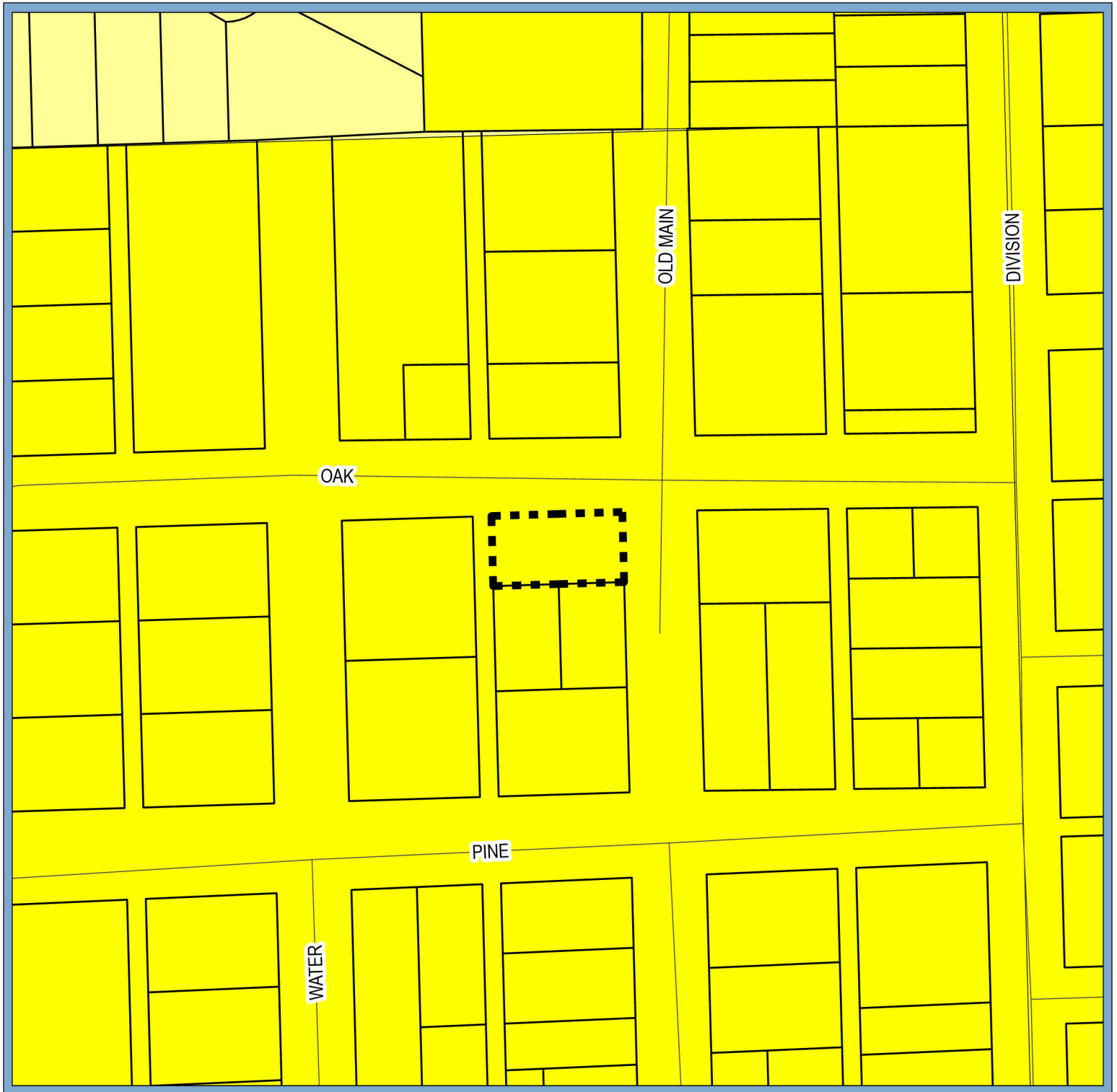
Legend



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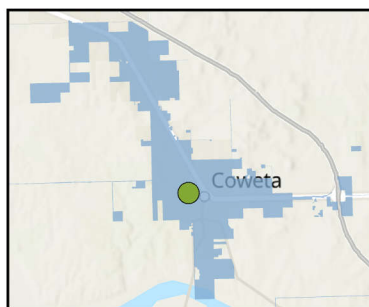
Zoning Map

CBOA 26-05

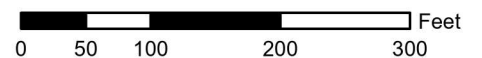


Legend

	Roads
	Subject Property
	Parcels
	RS-3
	RS-2



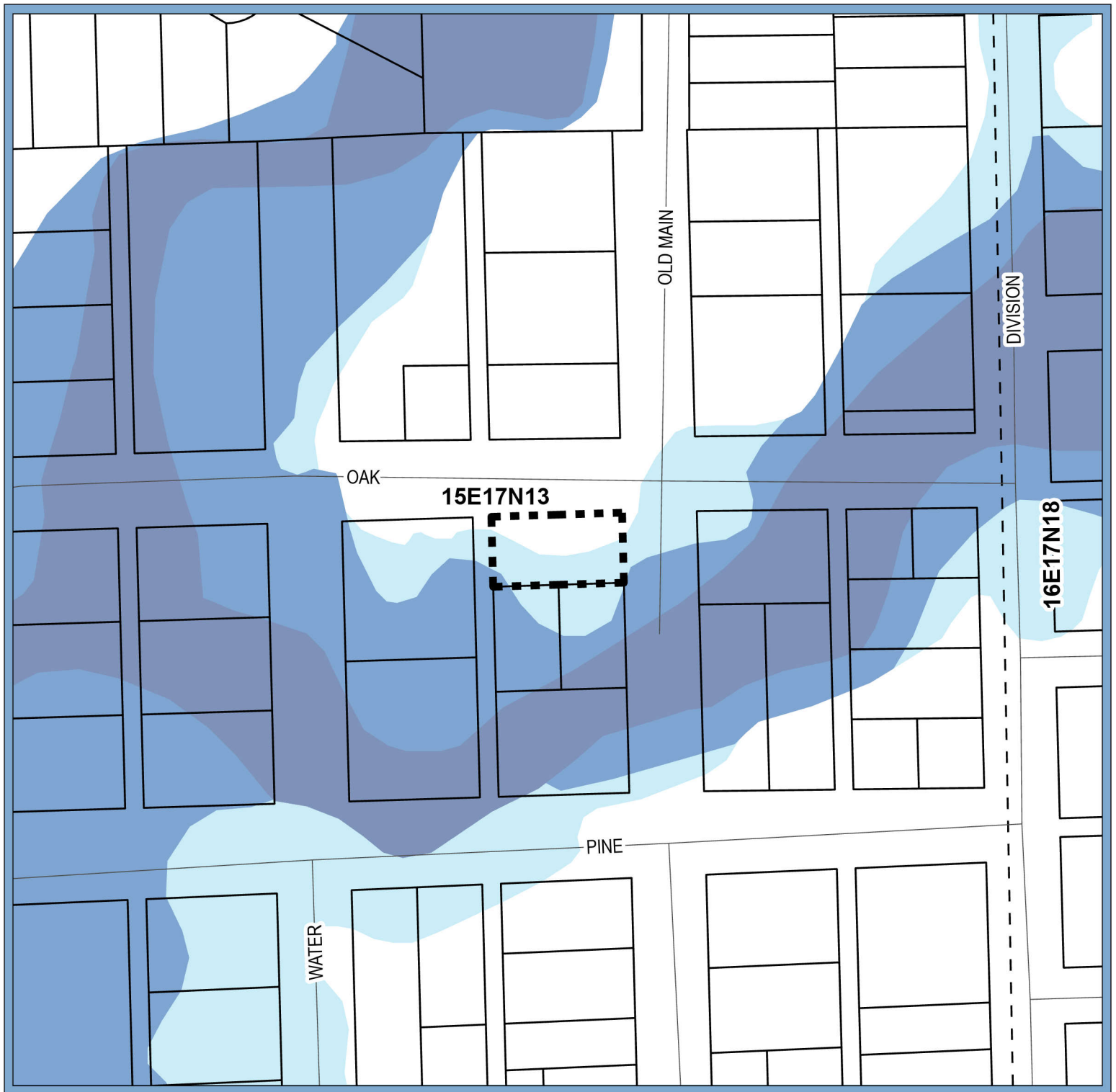
Inset Map: General location of site area



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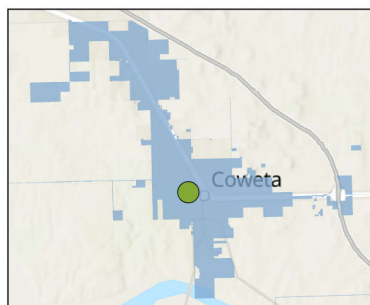
Flood Map

CBOA 26-05



Legend

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



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THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PLAT OF SURVEY

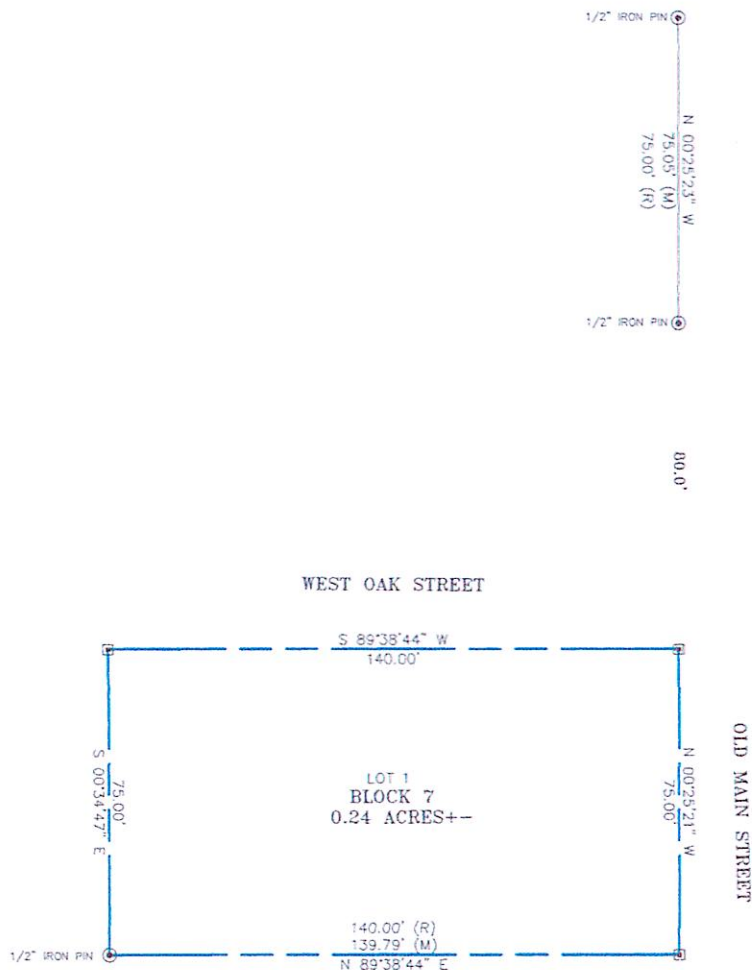
SURVEY NOTES:

LEGAL ACCESS PROVIDED BY WAY OF OAK STREET OR OLD MAIN STREET.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE (NORTH ZONE) NAD 1983

LAST VISIT TO SITE WAS MAY 11, 2026.

NO EASEMENTS WERE SUPPLIED, RESEARCHED, OR ADDRESSED AS PART OF THIS SURVEY AND PLAT.



(R) DENOTES RECORD DISTANCE

(M) DENOTES MEASURED DISTANCE

⊕ DENOTES SET MAG NAIL W/FLASH

⊙ DENOTES FOUND IRON PIN AS NOTED

● DENOTES EXISTING FENCE CORNER

⊞ DENOTES SET 1/2" IRON PIN W/CAP

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

CERTIFICATE

I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-27, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

Lot 1, Block 7 of OLD COWETA CITY, Wagoner County, Oklahoma, according to the recorded plat thereof.

Witness my hand and seal this 12th day of May, 2026.

Brett King - Land Surveyor

