



P.O. BOX 850 | COWETA, OKLAHOMA 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, JULY 22, 2019, 6:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathleen Robinson ____
 - Carter Mathews ____
 - Joanna Jones ____

- 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 Commissioner may, however, remove an item from consent by request.)

- 1. Minutes of Coweta Planning Commission Regular Meeting June 24, 2019
Approval of the minutes of the Coweta Planning Commission regular meeting held on June 24, 2019.

Documents:

[190624 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

- V. PLATS

- 1. Coweta Farm
Discussion and possible action on a request by developer, Truco Development Company, LLC, and surveyor, Heartland Surveying & Mapping, LLC, for preliminary plat approval of Coweta Farm, a single family residential (RS-1) subdivision of approximately 4.38 acres, more or less, with 7 lots generally located on the SW corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Documents:

[PRELIMINARY PLAT COWETA FARM.PDF](#)
[TECHNICAL ADVISORY COMMITTEE 07-10-2019.PDF](#)
[STAFFREP PRELIMINARY PLAT COWETA FARM PC_TY.PDF](#)

- VI. NEW BUSINESS

- VII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JUNE 24, 2019, 6:30 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:32 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Absent
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called and a quorum was declared to be present.

IV. CONSENT

Discussion and Consideration of the Minutes of the Regular Meeting of April 22, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones to approve the Minutes of the Coweta Planning Commission regular meeting held on April 22, 2019.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARING ITEMS

1. None

VI. OLD BUSINESS

1. Environmental Information for Wastewater Treatment Facility Improvements

A public hearing to accept public comment on the proposed improvements to the Coweta Wastewater Treatment Facility was held previously on March 25, 2019. No action was needed by the Coweta Planning Commission, however, a resolution has since been requested.

A motion for recommendation of approval to the Coweta City Council was made by Commissioner Carter Mathews and seconded by Chairperson Melanie Lander.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VII. PLATS

1. Coweta Crossing East 300 – Phase 1

Discussion and possible action on a request by developer TJT Enterprises, LLC and engineer/surveyor J.R. Donelson, for preliminary plat approval of Coweta Crossing East 300 – Phase 1, a residential development golf community with RS-2 Residential Single Family and RM-1, Residential Multi-Family development for an area approximately 52.03 acres, more or less, located in in the NW ¼ and N/2 SW/4 and W/2 E/2 of Section 36, Township 18, North Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

J.R. Donelson was present for this meeting. He addressed the Commission and explained that Phase 1 would be the construction of a street that would serve as the main entrance to the golf course and would tie in with Creek Hollow Road. Also, Lot 1, Block 1 is proposed to be residential multi-family 3-story apartments. The apartments will be right on the golf course. He said they also plan to expand Reserve Area A to allow for more storm water runoff.

A motion for approval was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. Stonebrook

Discussion and possible action on a request by developer, H2 Property Investments, and engineer/surveyor, Cook & Associates Engineering, Inc., for the recommendation of approval to the Coweta City Council for the final plat of Stonebrook, an RS-3, Single Family Residential subdivision of approximately 4.848 acres, more or less, with 24 lots, generally located on the NW corner of East 151st Street South and South 285th East Avenue in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Kathleen Cook of Cook & Associates Engineering, Inc., was present for this meeting. Ms. Cook noted that they had all of the required permits from DEQ for the water and sewer and that there had not been any changes to the plat since the preliminary plat was approved.

A motion for recommendation of approval to the Coweta City Council was made by Commissioner Joanna Jones and seconded by Commissioner Carter Mathews.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Absent
Jessica Morris	Absent

Joanna Jones
Melanie Lander

Yes – to approve
Yes – to approve

VIII. NEW BUSINESS

IX. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:54 p.m.

Approved:

Chairman

Secretary

Date



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**AGENDA
TECHNICAL ADVISORY COMMITTEE MEETING
NO MEETING SEND**

1. Discuss and consider a request by Truco Development Company, LLC, Developer; Surveyor: Heartland Surveying & Mapping, LLC, for Preliminary Plat approval of Coweta Farm, a subdivision of approximately 4.36 acres more or less with 7 lots. Located in Section 11, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Please fax a letter to me at 486-5366 with your comments regarding this request or I can also be reached via e-mail at tyoung@cityofcoweta-ok.gov

If you have any questions about this request please feel free to contact me at 486-2189.

Thank You

Tom E Young Jr.
City Planner
City of Coweta
918 279-7215
tyoung@cityofcoweta-ok.gov



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat Coweta Farm
Date: 02-25-2019

BACKGROUND

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Truco Development Company, LLC, Developer; Surveyor: Heartland Surveying & Mapping, LLC, for Preliminary Plat approval of Coweta Farm, a subdivision of approximately 4.38 acres more or less with 7 lots. Located on the southwest corner of East 131st Street South and South 273rd East Avenue, in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned RS-1 (Residential Single Family).

Utilities/Site Area: The 4.38 acre more or less, the subdivision is proposed to be served by City Water and City Sewer with the Developer extension of the utility lines. Windstream, ONG, AEP and Cox have all been notified and a No Meet, Technical Advisory Committee meeting was held on July 10, 2019. Additional utility easements will need to be provided in order to meet the requirement of these utilities, the Engineer/Developer have been informed as to what is needed to satisfy said requirements.

STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Preliminary Plat, Coweta Farm with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat Coweta Farm