



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, OCTOBER 19, 2020, 6:00 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 THE COWETA PLANNING COMMISSION-REGULAR MEETING  
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON SEPTEMBER 21, 2020.

Documents:

[200921 MINUTES OF THE PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING-ZONING CODE AMENDMENT SECTIONS 18.3 AND 18.8  
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A TEXT AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF COWETA, OKLAHOMA PERTAINING TO POLITICAL SIGNS ON PRIVATE PROPERTY.

Documents:

[PHN ZONING CODE TEXT AMENDMENT CHAPTER 18 SECTION 18.3 AND 18.8 SIGN CODE.PDF](#)  
[201019 STAFF REPORT TEXT AMENDMENT TO SECTION 18.PDF](#)

VI. OLD BUSINESS

1. ZONING CODE AMENDMENT SECTIONS 18.3 AND 18.8  
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL FOR A TEXT AMENDMENT TO THE COWETA ZONING CODE, CHAPTER 18, SECTION 18.3, GENERAL USE CONDITIONS, AND 18.8, POLITICAL SIGNS.

Documents:

[201019 STAFF REPORT TEXT AMENDMENT TO SECTION 18.PDF](#)

VII. NEW BUSINESS

VIII. 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, SEPTEMBER 21, 2020, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

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

IV. CONSENT

1. Consideration of the minutes of the regular meeting of August 17, 2020.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Kathleen Robinson to approve Consent Agenda.

Motion passed by a vote of 4-0 with the following votes cast:

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

V. PUBLIC HEARINGS

1. Public Hearing-Specific Use Permit CZ 20-11 SUP

Public Hearing to accept public comment on an application for a Specific Use Permit (SUP), for a medical marijuana business/processing use on property located South of East 101<sup>st</sup> Street South and East State Highway 51, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 24683 East State Highway 51, Coweta, Oklahoma.

Applicant, Denise Mink, was present for this meeting. Ms. Mink gave a short explanation of why she needs a Specific Use Permit.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance. The public hearing was closed.

2. Public Hearing-Specific Use Permit CZ 20-12 SUP

Public Hearing to accept public comment on an application for a Specific Use Permit (SUP), for a medical marijuana business/growing use on property located on the East 240 feet of Lot 2, Block 2, Creek Hollow, a subdivision of part of South ½ of Southwest ¼ tract of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 27541 East 121<sup>st</sup> Street South, Coweta, Oklahoma.

Applicant, Jason Smith, was present for this meeting. Mr. Smith gave a short explanation of why he needs a Specific Use Permit.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. Specific Use Permit – CZ 20-11 SUP

Discussion and possible action on the recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Specific Use Permit (CZ 20-11 SUP) for a medical marijuana business/processing use located South of East 101<sup>st</sup> Street South and East State Highway 51 in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 24683 East State Highway 51, Coweta, Oklahoma.

(Carolyn Back, Community Development Director)

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval of this application.

Commissioner Carter Mathews made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

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

2. Specific Use Permit – CZ 20-12 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council for a Specific Use Permit (CZ 20-12 SUP) for a medical marijuana business/growing use located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 27541 East 121<sup>st</sup> Street South, Coweta, Oklahoma.

(Carolyn Back, Community Development Director)

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval of this application.

Commissioner Kathleen Robinson made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval

Jessica Morris  
Joanna Jones  
Melanie Lander

Yes – to recommend approval  
Absent  
Yes – to recommend approval

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:11 p.m.

Approved:

\_\_\_\_\_  
**Chairman**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**

## **NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF COWETA**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 19<sup>th</sup> day of October 2020.

At the above time and place, the Planning Commission will consider a request to amend the City Zoning Code, Chapters 1-28, pertaining to regulation of signs, with regard to amending: Chapter 18, amending language to Section 18.3 and Section 18.8 Political Signs

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed amendment is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the recommendation of the Planning Commission on the proposed Text amendment is tentatively scheduled for the November 2, 2020 City Council meeting, at 6:00 PM, at Coweta City Hall, at the address listed above. Said information to be available from the office of the City Clerk.

Any questions or comments on the proposed amendment should be directed to the Community Development Department at 918-486-2189.

Dated at Coweta, Oklahoma this 21<sup>st</sup> Day of September 2020.

### **Bill To:**

City of Coweta  
310 South Broadway  
Coweta, OK 74429  
(918) 486-2189 / (918) 279-7218  
(918) 486-5366 Fax  
[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)



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## Memorandum

To: Honorable Mayor and City Council  
From: Carolyn Back, Community Development Director  
Re: Text Amendment for Political Signs, Section 18 – Sign Codes  
Date: 10.19.2020

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### **BACKGROUND**

Recent Supreme Court Cases have revealed the need to change our City of Coweta Zoning Code pertaining to Political Campaign Signs.

#### **Current:**

Section 18.3.4.h. General Use Conditions - Election Campaign Signs.

*Election Campaign Signs, if erected not more than forty-five (45) days prior to an election and removed within seven (7) days following the elections and not exceeding sixteen (16) square feet of display surface area.*

City Legal recommends amending Section 18.3.4.h to delete the reference to time periods for posting.

#### **Proposed Text Amendment to Section 18.3.4.h:**

Political campaign signs may not exceed sixteen (16) square feet of display surface area.

#### **Current:**

Section 18.8 Political Signs

*Political campaign signs are allowed in any zoning district. No political campaign sign shall be erected more than forty-five (45) days prior to any election, nor shall any sign be permitted to remain on any property more than seven (7) days following an election; no political campaign signs shall be permitted on public property and they shall be permitted on private property only with the consent of the property owner; the display surface area of each political campaign signs located in R or O zoning districts shall not exceed sixteen (16) square feet in surface area; only one side of a double-faced sign shall be computed in the computation of display area. These signs are not to be located in any public park or city owned property.*

#### **Proposed Text Amendment to Section 18.8:**

Political campaign signs are allowed in any zoning district. The display surface area of each political campaign sign located in R or O zoning districts shall not exceed sixteen (16) square feet in surface area, only one side of a double-faced sign shall be used in the computation of display area. No political campaign sign shall be erected on public property.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed text amendments to Section 18.3.4 h and Section 18.8 within the City of Coweta Zoning Code



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### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed text amendments to Section 18.3.4 h and Section 18.8 within the City of Coweta Zoning Code