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AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JANUARY 17, 2022, 6:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Melanie Lander ___

Jessica Morris ___

Kathy Sloat-Ahlstrom ___

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 REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON NOVEMBER 15, 2021.

Documents:

[211115 MINUTES OF THE REGULAR PLANNING COMMISSION.PDF](#)

2. MINUTES OF THE SPECIAL MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, SPECIAL MEETING, HELD ON NOVEMBER 29, 2021.

Documents:

[211129 MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING.PDF](#)

V. OLD BUSINESS

VI. NEW BUSINESS

1. DISCUSSION OF PLANNING TOPICS

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, NOVEMBER 15, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Absent
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
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

1. Consideration of the minutes of the regular meeting of October 18, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Melanie Lander to approve Consent Agenda.

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

Carter Mathews	Not present
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – PUD-R 13-02 Major Amendment

Public hearing to receive public comment on an application for a Planned Unit Development, PUD-R 13-02 Major Amendment, on property consisting of approximately 229.490 acres, more or less, located North and East of the intersection of East 121st Street South and State Highway 51 in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Mr. Erik Enyart, representative for applicant Tanner Consulting, was present for this meeting. He addressed the public and the Commissioners explaining the reason for the application for the Major Amendment.

The floor was opened for public comment.

A resident spoke regarding her concerns with the new development, specifically the addition of 60 lots that will abut her neighborhood, are access points that will run through her neighborhood, possible heavy traffic, narrow roadways, potholes, flooding, lack of sidewalks, and safety concerns for the number of children and elderly people that use the road for activities. She made reference to the Coweta Subdivision Regulations regarding design standards to minimize traffic.

A resident spoke regarding his concern with the drainage issues. He is worried the new development will increase the problems they already have with water runoff and flooding. He also noted that adding 1,100 homes in such a small area will put a strain on the schools, police, fire, and infrastructure and will lead to bigger problems down the road.

A resident spoke regarding her concern that making 119th St. South a through street will cause privacy and safety issues for her young daughter. She is also concerned about the flooding.

A resident voiced his concern about 274th East Avenue being made an access point to the new development. He asked if any traffic studies had been done, if the roads would be able to support the increase in traffic, and if curb and gutters will be installed. He is also concerned about the increase in through traffic causing an increase in crime.

Another resident spoke about how, in the 44 years he has lived in his home in Creek Hollow, he has had a lot of issues with flooding. He is concerned about the increase in flooding the new development could cause and who would compensate him for any damages to his property.

A resident spoke about how her family had moved here from Tulsa for acreage and open space and the new development will bring too many neighbors. She is also concerned about flooding.

A resident couple spoke next and mentioned concerns about the loss of open space behind their property and loss of privacy.

A resident spoke saying he is okay with the new development, but he has concerns about safety on their roads and would like to see that made a high priority. He suggested not using their road as an entrance to the new development.

Another resident voiced his concern about losing the agricultural atmosphere in their neighborhood. He doesn't want everything to change.

The resident that spoke next is concerned that opening their street up to through traffic will greatly affect their quality of life. He says they will not have any privacy with neighbors so close that are able to look into their yard. Also, the potential for stormwater runoff from neighboring properties is a concern.

A resident voiced concerns about the addition of so many new homes and the strain it could put on emergency services, and the large potholes that are present on 111th St. South and how an increase in traffic would compound that problem.

A resident noted her concerns about whether or not the homes in the development would have guttering to direct stormwater runoff to the right place, the possibility of the new development negatively affecting their property value, and the possibility of an increase in crime in the area. She is also concerned about how nature will be affected by the new development. They see wild animals around the golf course regularly and they will miss seeing them.

Erik Enyart, the representative for the applicant, Tanner Consulting, came forward to answer some of the questions and concerns raised by the citizens. He started by acknowledging what

he felt was the biggest concern and that was access to the new development by 119th St. South and 274th East Avenue. He noted that connecting 274th East Avenue was proposed on the original PUD that was already approved in 2014. He proposed that, if the city wanted to make it a condition for approval, they could possibly gate the access points, but that would have to be approved by the city's emergency management officials.

Mr. Enyart also addressed those that do not want the open space of the golf course to be disturbed. He noted that the land was already previously zoned for residential development.

Lastly, Mr. Enyart stated that Tanner Consulting has proven to the City Engineer that the development will not increase flooding problems in the surrounding neighborhoods. They have met requirements for stormwater management on their property. He said they cannot help what happens downstream.

A resident that spoke earlier responded to Mr. Enyart regarding his claims that the new development will not increase drainage and flooding. He said he has watched trucks bringing in dirt to build that land up to above flood level. He said water flows downhill and it will all flow in his neighborhood's direction and the creek will flood them out.

Several more citizens who had previously addressed the Commission came forward to again stress the flooding concern.

Mr. Enyart addressed the Commission again to restate some of the points he had previously made.

There were no further comments from the citizens. The public comment floor was closed.

VI. OLD BUSINESS

1. PUD-R 13-02 Major Amendment

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Planned Unit Development, PUD-R 13-02 Major Amendment, on property consisting of approximately 229.490 acres, more or less, located North and East of the intersection of East 121st Street South and State Highway 51 in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Justin Morgan, the engineer for Tanner Consulting, addressed the Commissioners to offer answers to the concerns expressed by the citizens. He started with the access point issue. He repeated what Mr. Enyart had previously said about gating the Creek Hollow access points if the city wants it done. He explained that the gates would be locked, and the Fire Department would have the keys. He also added that the streets in question were never intended to remain dead-ends and made reference to the city code that says streets must connect.

Next, he addressed the concern of the strain the new development would put on the police, fire, and schools. He said it would take around 10 years to build 600 homes, building roughly 80-100 per year. That would be plenty of time for the schools, police, and fire to address any needs that arose.

Mr. Morgan then addressed the flooding concerns. He pointed out on the flood map that some of the houses in Creek Hollow were built in the floodway prior to the FEMA regulations that are now in place. He said that it was unfortunate but there is nothing he can do about that. He then talked about their detention ponds and explained how they work. He also noted how all of the fill dirt they have brought onto the property has been outside of the flood area.

Commissioner Melanie Lander asked Mr. Morgan if any studies had been done by FEMA on the property. Mr. Morgan answered that yes, a FEMA study and detention studies had all been done and they showed that water will stay on the development's property.

Commissioner Melanie Lander also asked about the sixty additional homes that are the subject of the PUD-R 13-02 Major Amendment. She asked how they were able to fit them into the PUD. Mr. Morgan answered that they were making some of the lots skinnier to fit more homes into the space, but all the green, open space around the development helps balance everything out. He added, in making the lots skinner, they are asking to modify some of the development standards in place.

After a short discussion, City Planner Tom E. Young, Jr., and Chairperson Melanie Lander thought it would be a good idea to read the Staff Report aloud, as the information in it may offer answers to some of the concerns of the citizens. Chairperson Melanie Lander read the Staff Report. Afterward, she addressed the other Commissioners and asked if they had any further questions for the applicant.

Commissioner Jessica Morris asked Mr. Justin Morgan if the detention ponds are already in place. Mr. Morgan answered that some are already in place, and some are not. Some detention ponds were made bigger, and some will be added in later phases.

Commissioner Melanie Lander asked Mr. Morgan if there were any plans for fencing or retaining walls in the new development. Mr. Morgan said there are no fencing plans in place right now, but the developer is willing to add those plans if the city made it a condition of approval.

Commissioner Joanna Jones asked if an easement can be added to make the houses proposed to be built around Creek Hollow not abut right up to the neighborhood to appease the citizens. Mr. Morgan said that kind of gap would potentially cause a no-man's land that no one wants to maintain. He said there is really no good way to do it and it would be a burden to the HOA to add additional open space that has to be maintained.

In response to the earlier concerns about wildlife and if the Army Corp of Engineers had been consulted on this development, Mr. Morgan reported that the Army Corp of Engineers has been consulted and there are preserved areas that will be avoided within the development. He said they are also coordinating with FEMA as the development goes on.

There was additional discussion between the Commissioners and the Tanner Consulting Engineer regarding previously mentioned concerns about lots sizes and flooding. When discussion ceased, Chairperson Melanie Lander asked if any of the Commissioners wanted to make a motion.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Joanna Jones to send a recommendation of denial of PUD-R 13-02 Major Amendment to the Coweta City Council.

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

Carter Mathews	Not present
Kathy Sloat-Ahlstrom	Yes – to send a recommendation of denial to City Council
Jessica Morris	Yes – to send a recommendation of denial to City Council
Joanna Jones	Yes – to send a recommendation of denial to City Council
Melanie Lander	Yes – to send a recommendation of denial to City Council

VII. NEW BUSINESS

1. Elections

Discussion and possible action on the election of Chair, Vice Chair and Secretary to serve on the Coweta Planning Commission.

Chairperson Melanie Lander made motion for Jessica Morris to be the new Planning Commission Chairperson, Kathy Sloat-Ahlstrom to be the new Planning Commission Vice-Chairperson, and Joanna Jones to be the new Planning Commission Secretary. Commissioner Joanna Jones seconded that motion.

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

Carter Mathews	Not present
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:38 p.m.

Approved:

Chairman

Secretary

Date



**MINUTES
COWETA PLANNING COMMISSION-SPECIAL MEETING
COWETA CITY HALL 310 S. BROADWAY
MONDAY, NOVEMBER 29, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present

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

IV. PUBLIC HEARINGS

1. Public Hearing – PUD-02 Amendment

Public hearing to receive public comment on an application for a Major Amendment to Planned Unit Development, PUD-02, on property consisting of approximately 64.84 acres, more or less, located North and West of the intersection of 121st Street South and State Highway 51 in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Mr. Erik Enyart, representative for applicant Tanner Consulting, was present for this meeting. He addressed the public and the Commissioners explaining the reason for the application for the Major Amendment.

The floor was opened for public comment.

A number of citizens addressed the Planning Commission to express concerns about the PUD. The concerns expressed are:

- Safety issues, particularly at the intersections of 111th Street South and 121st Street South with the potential increase in traffic this development would bring. They also are concerned about the entrances to the residential developments that surround this property and the problems increased traffic in the neighborhoods could cause.
- The existing trees provide a natural buffer to the residential neighborhoods that border this property and the residents do not want them removed for development.
- Additional multifamily development is not desirable to the citizens that live near this property.
- Road maintenance. The citizens said they do not see how the city will be able to take care of new roads when the existing roads are not being fixed. One problem mentioned multiple times was a large pothole in Timber Ridge Plaza.

- A new development could reduce the quality of life for those living in nearby neighborhoods and could negatively affect their property value.
- Will Coweta's schools and police force be able to manage the increase in population and potential crime with this new development?
- Existing commercial properties could be negatively affected by new businesses being built nearby and blocking their property from the view of drivers on Highway 51.

Mr. Enyart responded to the concerns of the citizens and offered possible solutions where he could. He also stressed that the plans he presented and displayed at this meeting are conceptual. He stated that this meeting serves as a way to modernize and clarify the plans with detailed development standards.

Community Development Director, Mark Seibold, then addressed the public letting them know that this meeting is their opportunity to review the PUD and negotiate with the developer on their wants and needs. He also stressed the city's need for more commercial revenue and affordable housing. He then asked Mr. Enyart to address the comparison between the 1986 PUD and the proposed amendment presented at this meeting.

Mr. Enyart stated that the 1986 PUD had a quota system when it came to the acreage allotted for different kinds of property uses. With the development that has already taken place within the PUD, that quota system has squeezed out some of the more desirable uses. The PUD amendment unlocks some areas of the PUD to allow higher density uses.

The public hearing portion of the meeting was closed.

V. OLD BUSINESS

1. PUD-02 Amendment

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Planned Unit Development, PUD-02 Major Amendment, on property consisting of approximately 64.84 acres, more or less, located North and West of the intersection of 121st Street South and State Highway 51 in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report.

Mr. Erik Enyart took questions from the Planning Commission members. Discussion included concerns about the density of the proposed residential multifamily development, maximum building height, landscaping requirements, and road maintenance.

Developer and property owner, Mr. Phil Roland, stood and affirmed the need for continued investment in the area and future development.

Motion was made by Chairperson Jessica Morris and seconded by Commissioner Kathy Sloat-Ahlstrom to send a recommendation of approval of PUD-02 Amendment to the Coweta City Council with the following conditions:

1. Amend application to clarify a maximum of 25 dwelling units per acre (for Multi-family), or portion thereof.
2. The 50-foot landscape buffer concurrent with 17.5 feet of undisturbed landscaping adjacent to this PUD and adjacent residential uses. Landscaping will comply with street yard requirements (1 tree / 1,500 SF of zoning setback area).
 - a. Developer is to "make all efforts to preserve existing trees and only remove and replace with minimum landscaping trees per #2 above] if necessary."
3. The entrances connecting to existing subdivisions will be emergency access where gate will

be installed and maintained by property owner where approved by the Coweta Fire Chief.
4. Amend application to reflect maximum 4 stories or 45 feet building height, residential and nonresidential.

a. “***Buildings greater than 75 feet...” Replace 75 feet with 45 feet., Page 7 of PUD application.

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

Carter Mathews	Abstention
Kathy Sloat-Ahlstrom	Yes – recommendation of approval with conditions
Jessica Morris	Yes – recommendation of approval with conditions
Joanna Jones	Yes – recommendation of approval with conditions
Melanie Lander	Yes – recommendation of approval with conditions

VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:49 p.m.

Approved:

Chairman

Secretary

Date