



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  
TUESDAY, FEBRUARY 22, 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 REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON JANUARY 17, 2022.

Documents:

[220117 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 22-01

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 22-01, AN APPLICATION FOR A REZONE OF PROPERTY FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-2) LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, NEAR THE INTERSECTION OF SOUTH 273RD EAST AVENUE AND EAST 125TH PLACE SOUTH.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 22-01.PDF](#)  
[CZ 22-01 AERIAL VIEW MAP WITH FLOODPLAIN ABUNDANT RAIN MINISTRIES, INC.PDF](#)  
[CZ 22-01 LOCATION MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)  
[CZ 22-01 ZONING MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)

2. PUBLIC HEARING CZ 22-02 SUP

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION TO ESTABLISH A

SPECIFIC USE PERMIT (SUP) CZ 22-02 SUP FOR AN EDUCATIONAL TECHNICAL TRAINING SCHOOL ON PROPERTY ZONED AGRICULTURE (AG) LOCATED IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AT 31350 EAST STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 22-02 SUP.PDF](#)  
[CZ 22-02 SUP 300 FT RADIUS.PDF](#)  
[CZ 22-02 SUP APPLICATION.PDF](#)  
[CZ 22-02 SUP SURVEY.PDF](#)  
[C1.0.PDF](#)  
[CZ 22-02 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)  
[CZ 22-02 SUP LOCATION MAP.PDF](#)  
[CZ 22-02 SUP ZONING MAP.PDF](#)

3. PUBLIC HEARING - PUD-02 AMENDMENT

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-02, AMENDMENT ON PROPERTY CONSISTING OF APPROXIMATELY 64.84 ACRES, MORE OR LESS, LOCATED NORTH AND WEST OF THE INTERSECTION OF EAST 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.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 21-08 PUD-02.PDF](#)  
[21133\\_20220106\\_PUD AMENDMENT 3RD SUBMITTAL.PDF](#)  
[21133\\_STATUS\\_20211215\\_PUD AMENDMENT TEXT 3 - CHANGES HIGHLIGHTED.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)

VI. OLD BUSINESS

1. CZ 22-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 22-01, AN APPLICATION FOR A REZONE OF PROPERTY FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-2) LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY AT THE INTERSECTION OF SOUTH 273RD EAST AVENUE AND EAST 125TH PLACE SOUTH. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220222 STAFF REPORT CZ 22-01.PDF](#)  
[CZ 22-01 AERIAL VIEW MAP WITH FLOODPLAIN ABUNDANT RAIN MINISTRIES, INC.PDF](#)  
[CZ 22-01 LOCATION MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)  
[CZ 22-01 ZONING MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)

2. CZ 22-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO ESTABLISH A SPECIFIC USE PERMIT (SUP) CZ 22-02 SUP FOR AN EDUCATIONAL TECHNICAL TRAINING SCHOOL ON PROPERTY ZONED AGRICULTURE (AG) LOCATED IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AT 31350 EAST STATE HIGHWAY 51, COWETA, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220222 STAFF REPORT CZ 22-02 SUP.PDF](#)  
[CZ 22-02 SUP APPLICATION.PDF](#)  
[CZ 22-02 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)  
[CZ 22-02 SUP LOCATION MAP.PDF](#)  
[CZ 22-02 SUP SURVEY.PDF](#)  
[CZ 22-02 SUP ZONING MAP.PDF](#)  
[C1.0.PDF](#)

3. 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, AMENDMENT ON PROPERTY CONSISTING OF APPROXIMATELY 64.84 ACRES, MORE OR LESS, LOCATED NORTH AND WEST OF THE INTERSECTION OF EAST 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. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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[21133\\_20220106\\_PUD AMENDMENT 3RD SUBMITTAL.PDF](#)  
[21133\\_STATUS\\_20211215\\_PUD AMENDMENT TEXT 3 - CHANGES HIGHLIGHTED.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)  
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)

4. DISCUSSION OF PLANNING TOPICS

DISCUSSION ON THE PROCESS AND ROLES FOR PLANNING COMMISSION AND BOARD OF ADJUSTMENT, APPROACH TO CONSIDERATION OF APPLICATION, AND THE LIMITS OF RECOMMENDATION POWERS. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

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.**