



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, APRIL 17, 2023, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Kristi Rentie \_\_\_

Jessica Morris \_\_\_

Tim Ahlstrom \_\_\_

Bruce Watkins \_\_\_

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 - 16 JANUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 16 JANUARY 2023.

Documents:

[230116 PC MINUTES.PDF](#)

- 2. MINUTES OF THE REGULAR MEETING - 21 FEBRUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 FEBRUARY 2023.

Documents:

[230221 PLANNING COMMISSION MINUTES.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - CZ 23-02

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS SOUTH HALF OF LOT 4 AND SOUTH HALF OF THE NORTH HALF OF LOT 4 OF

SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)  
[LOCATION MAP.PDF](#)  
[SURVEY.PDF](#)  
[PH NOTICE.PDF](#)

## VI. OLD BUSINESS

### 1. CZ 23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE-FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT CZ 23-02.PDF](#)  
[ZONING MAP.PDF](#)  
[LOCATION MAP.PDF](#)  
[SURVEY.PDF](#)

### 2. PRELIMINARY PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, DEVELOPMENT SERVICES SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS PRE PLAT.PDF](#)  
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)  
[LOCATION MAP.PDF](#)

### 3. FINAL PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS FINAL PLAT.PDF](#)  
[COWETA TRAILS FINAL PLAT\(SEALED\).PDF](#)  
[COWETA TRAILS SITE PLAN.PDF](#)  
[LOCATION MAP.PDF](#)

### 4. LOT SPLIT CLS 23-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL

WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-04, ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[23417 STAFF REPORT CLS 23-04.PDF](#)  
[ORIGINAL SURVEY.PDF](#)  
[PROPOSED LOTS AND ROADWAY.PDF](#)  
[ZONING MAP.PDF](#)  
[LOCATION MAP.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.**