



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, MAY 15, 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 – 17 APRIL 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 17 APRIL 2023.

Documents:

[230417 PC MEETING MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-03

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO GENERAL COMMERCIAL (CG) PROPERTY DESCRIBED AS LOT 25, BLOCK 53, A REPLAT OF LOTS 13-24, NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE DULY RECORDED PLAT THEREOF, GENERALLY KNOWN AS 102 S BRISTOW AVE.

Documents:

[AERIAL MAP.PDF](#)

[ZONING MAP.PDF](#)

[230515 PUBLIC HEARING NOTICE REZONE LOT 25 BLOCK 53.PDF](#)

2. PUBLIC HEARING - CZ 23-04

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-04, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO GENERAL COMMERCIAL (CG) ON PROPERTY DESCRIBED AS A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA.

Documents:

[APPLICATION.PDF](#)
[LOCATION MAP.PDF](#)
[ZONING MAP.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)
[230515 PUBLIC HEARING NOTICE REZONE CZ 23-04.PDF](#)

3. PUBLIC HEARING - SPECIFIC USE PERMIT CZ 23-05 SUP

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION TO ESTABLISH SPECIFIC USE PERMIT CZ 23-05 SUP ESTABLISHING OVERNIGHT CAMPING FOR RECREATIONAL VEHICLES (RV PARK) ON PROPERTY ZONED GENERAL COMMERCIAL (CG) (AS ESTABLISHED BY CZ 23-04) LOCATED IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)
[CONCEPTUAL SITE PLAN.PDF](#)
[SUP TEXT.PDF](#)
[LIGHTING AND ENTRY GATE EXAMPLES.PDF](#)
[230515 PH NOTICE CZ 23-05 SUP.PDF](#)

VI. OLD BUSINESS

1. PRELIMINARY PLAT - THE WOODS BLOCKS 10-17

DISCUSSION AND POSSIBLE ACTION INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS BLOCKS 10-17 (PHASE III), A SUBDIVISION OF APPROXIMATELY 37.321 ACRES, MORE OR LESS, WITH 121 LOTS THAT INCLUDE RS-2 (RESIDENTIAL SINGLE-FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING, LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230515 STAFF REPORT WOODS BLOCKS 10-17 PRE PLAT.PDF](#)
[230410 FEMA CLOMR_DETERMINATION.PDF](#)
[LOCATION MAP.PDF](#)
[PRELIMINARY PLAT.PDF](#)
[120417 FEMA_WORKMAP-FIRM.PDF](#)
[AERIAL MAP.PDF](#)
[2200516 MINUTES.PDF](#)
[220420 HYDROLOGY REPORT.PDF](#)
[220715 CONSTRUCTION PLANS.PDF](#)

2. CZ 23-03

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO GENERAL COMMERCIAL (CG) FOR PROPERTY DESCRIBED AS LOT 25, BLOCK 53, A REPLAT OF LOTS 13-24, NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE

DULY RECORDED PLAT THEREOF, GENERALLY KNOWN AS 102 S BRISTOW AVE. (TOM YOUNG, CITY PLANNER)

Documents:

[230515 STAFF REPORT CZ 23-03.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)

3. CZ 23-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-04, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO GENERAL COMMERCIAL (CG) ON PROPERTY DESCRIBED AS A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

Documents:

[230515 STAFF REPORT CZ 23-04.PDF](#)
[ZONING MAP.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)
[LOCATION MAP.PDF](#)

4. CZ 23-05 SUP

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO ESTABLISH SPECIFIC USE PERMIT CZ 23-05 SUP ESTABLISHING OVERNIGHT CAMPING FOR RECREATIONAL VEHICLES (RV PARK) ON PROPERTY ZONED GENERAL COMMERCIAL (CG) (AS ESTABLISHED BY CZ 23-04) LOCATED IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230515 STAFF REPORT CZ 23-05 SUP.PDF](#)
[SUP TEXT.PDF](#)
[LIGHTING AND ENTRY GATE EXAMPLES.PDF](#)
[SURROUNDING ZONING AND LAND USE PLAN.PDF](#)
[CONCEPTUAL SITE PLAN.PDF](#)
[EXISTING CONDITIONS PLAN.PDF](#)

5. DISCUSSION - AMENDMENT TO SECTION 240.3 OF ZONING CODE

DISCUSSION REGARDING POSSIBLE AMENDMENTS TO SECTION 240.3, USE OF YARDS, OF THE COWETA ZONING CODE.

Documents:

[230515 STAFF REPORT PROPOSED AMENDMENT TO 240 USE OF YARDS.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.