



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, JULY 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 – 15 MAY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 15 MAY 2023.

Documents:

[230515 PLANNING COMMISSION MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - PRELIMINARY PLAT – LANCASTER PARK PHASE I

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PARK PHASE I, A SUBDIVISION OF APPROXIMATELY 21.55 ACRES MORE OR LESS, WITH 68 LOTS, SITUATED IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF 273RD E AVENUE AND 111TH STREET S.

Documents:

[230516 PRELIMINARY PLAT.PDF](#)

[230619 ZONING MAP LANCASTER PARK.PDF](#)

2. PUBLIC HEARING - FINAL PLAT – SPRADLIN ESTATES PHASE II
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR FINAL PLAT APPROVAL OF SPRADLIN ESTATES PHASE II, A SUBDIVISION OF APPROXIMATELY 2.70 ACRES MORE OR LESS, WITH 9 LOTS, SITUATED IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVENUE AND E 125TH PL S.

Documents:

[230524 FINAL PLAT-CLT MARKUP.PDF](#)
[LOCATION MAP.PDF](#)
[AERIAL MAP.PDF](#)

3. PUBLIC HEARING - CZ 23-06
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-06, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MANUFACTURED HOME (RMH) TO RESIDENTIAL SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED NEAR THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 25072 E 101 ST S.

Documents:

[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[230619 PH NOTICE CZ 23-06.PDF](#)

VI. OLD BUSINESS

1. PRELIMINARY PLAT – LANCASTER PARK PHASE I
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 LANCASTER PARK PHASE I, A SUBDIVISION OF APPROXIMATELY 21.55 ACRES MORE OR LESS, WITH 68 LOTS, SITUATED IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA AND GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVE AND E 111TH ST S.
(ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT PRELIMINARY PLAT LANCASTER PARK.PDF](#)
[PUD-R 19-01.PDF](#)
[ZONING MAP.PDF](#)
[FLOODPLAIN MAP.PDF](#)

2. FINAL PLAT – SPRADLIN ESTATES II 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 SPRADLIN ESTATES II, A SUBDIVISION OF APPROXIMATELY 2.70 ACRES MORE OR LESS, WITH 9 LOTS, SITUATED IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA,

WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF S 273RD E AVENUE AND E 125TH PL S. (TOM YOUNG, CITY PLANNER)

Documents:

[230619 STAFF REPORT FINAL PLAT SPRADLIN ESTATES PH II.PDF](#)
[230524 FINAL PLAT-CLT MARKUP.PDF](#)
[AERIAL MAP.PDF](#)
[230619 LOCATION MAP SPRADLIN ESTATES.PDF](#)

3. CLS 23-05 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-05, A REQUEST FROM BISHOP PALMER VENTURES, LLC, ON PROPERTY LOCATED AT COWETA CROSSING SOUTH 45, IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-05.PDF](#)
[230206 STAFF REPORT CC CZ 22-06 SUP.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[PARENT TRACT.PDF](#)
[TRACT A.PDF](#)
[REMAINDER TRACT.PDF](#)
[PUD-R 13-02.PDF](#)

4. CLS 23-06 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-06, A REQUEST FROM GARY AND TONDA HOLMES ON PROPERTY GENERALLY LOCATED AT THE SOUTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-06.PDF](#)
[AERIAL MAP.PDF](#)
[ZONING MAP.PDF](#)
[SURVEY.PDF](#)

5. CLS 23-07 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-07, A REQUEST FROM DASH LAND CO., LLC ON PROPERTY GENERALLY LOCATED AT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CLS 23-07.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[TRACT 3 FINDINGS OF FACT.PDF](#)
[230518 SITE MAP WITH UTILITIES.PDF](#)

6. CZ 23-06

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-06, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MANUFACTURED HOME (RMH) TO RESIDENTIAL

SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED ON THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 25072 E 101 ST S. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230619 STAFF REPORT CZ 23-06.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[ORDINANCE 593.PDF](#)

7. PROPOSED AMENDMENT TO ZONING CODE

DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO PREPARE AN AMENDMENT TO SECTION 240.3 OF THE CITY OF COWETA ZONING CODE. (ROGER KOLMAN, CITY MANAGER)

Documents:

[230515 STAFF REPORT PROPOSED AMENDMENT TO 240.PDF](#)
[230619 PROPOSED AMENDMENT SECTION 240.3 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.