



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, APRIL 18, 2022, 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
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Jennifer Taylor	Present

Chairperson Jessica Morris 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 March 21, 2022.**

Motion was made by Commissioner Carter Mathews to approve Consent Agenda. That motion was seconded by Commissioner Joanna Jones.

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

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

**V. PUBLIC HEARINGS**

**1. Public Hearing – Preliminary Plat – Wynstone, Phase III**

Public hearing to receive public comment on a request for preliminary plat approval of Wynstone, Phase III, a subdivision of approximately 29.10 acres, more or less, with 92 lots all zoned Residential Single-Family (RS-3), located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The Wynstone developer and the engineer were both present for this meeting.

The floor was opened for public comment. Citizen Randy Bjorkman addressed the Commissioners and the developer, Mr. Keith Jones, to ask if anything would be changing with the creek on the East side of the development. Mr. Jones responded that nothing would be

done to the creek because, per the Army Corp of Engineers, it is labeled as a Blue Line, deed-restricted stream and it will not be altered in any way.

There were no further questions or comments from the citizens in attendance. The public hearing for this item was closed.

2. Public Hearing – Vacation and Closing of Public Utility Easement

Public hearing to receive public comment on a request for the vacation and closure of a partial fifteen (15) foot utility easement located in The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. The representative for Tanner Consulting, Engineer Megan Pasco, was present for this meeting. She addressed the Commissioners and the citizens to explain that the Coweta water line located in this easement will be removed because RWD #5 will provide the water for The Woods development, so this section of the easement will no longer be needed.

The floor was opened for public comment. There were no comments from the citizens in attendance. The public hearing for this item was closed.

VI. OLD BUSINESS

1. Preliminary Plat – Wynstone, Phase III

Discussion and possible action including approval, approval with conditions, or denial of a request for preliminary plat approval of Wynstone, Phase III, a subdivision of approximately 29.10 acres, more or less, with 92 lots all zoned Residential Single-Family (RS-3), located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report. He noted that there were no comments from the Technical Advisory Committee regarding the preliminary plat for Wynstone, Phase III.

Chairperson Jessica Morris asked the developer if the houses built in Phase III would be the same as the houses in Phase I and II. Mr. Keith Jones responded that the covenants for all phases are the same, so the lot width and square footage requirements for Phase III will match those in Phases I and II.

Motion was made by Chairperson Jessica Morris to approve the request for preliminary plat approval for Wynstone, Phase III. That motion was seconded by Commissioner Carter Mathews.

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

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

2. Vacation and Closing of Public Utility Easement

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on a request for the vacation and closure of a partial fifteen (15) foot utility easement located in The Woods I, a subdivision of approximately 53.601 acres,

more or less, with 106 lots, located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report, noting that all City Attorney, City Engineer, and Technical Advisory Committee requirements have been met.

Motion was made by Commissioner Joanna Jones to send a recommendation of approval of the vacation and closure of the public utility easement to the Coweta City Council. That motion was seconded by Commissioner Carter Mathews.

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

Carter Mathews	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

3. Discussion of Planning Topics


Community Development Director Mark Seibold held a discussion and provided literature on the topic of accessory dwelling units.

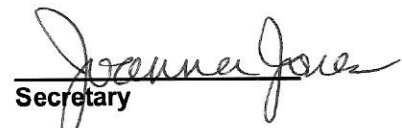
VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:51 p.m.

Approved:

  
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Chairman  
5/16/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary