



**MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 21, 2021**

I. CALL TO ORDER

Vice-Chairperson Carter Mathews called the meeting to order at 6:47 p.m.

II. ROLL CALL

Carter Mathews	Present
Kathy Sloat Ahlstrom	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

Vice-Chairperson Carter Mathews requested that the roll be called, and a quorum was declared to be present.

III. CONSENT

1. Consideration of the minutes of the regular meeting of May 17, 2021.

Motion was made by Board Member Jessica Morris and seconded by Board Member Carter Mathews to approve Consent Agenda.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

IV. PUBLIC HEARING

1. Public Hearing – CBOA 21-02

Public hearing to accept public comment on CBOA 21-02, a request for a Special Exception to Coweta Zoning Code in accordance with Section 250.3, Modification of the Screening Wall or Fence Requirements. The property is located in Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma, at 13872 South State Highway 51, Coweta, Oklahoma.

Vice-Chairperson Carter Mathews read the item description. Community Development Director, Doug Moore, addressed the Board and discussed the reason for the Special Exception request. The applicant was also present for this meeting and gave his explanation for the Special Exception request. The Coweta Zoning Code requires the screening wall or fence to be located on the property line which, in this case, is located behind a thick row of vegetation and next to the railroad. The applicant is requesting to be able to forego the screening fence requirement, as the vegetation is already present and acts as a screening fence.

Vice-Chairperson Carter Mathews opened the floor for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

2. Public Hearing – CBOA 21-03

Public hearing to accept public comment on CBOA 21-03, a request for a Special Exception to the Coweta Zoning Code in accordance with Section 240.2 (e)(5), Permitted Yard Obstructions, for property zoned Residential Single-Family (RS-1) in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 30407 East 144th Street South, Coweta, Oklahoma.

Vice-Chairperson Carter Mathews read the item description. Community Development Director, Doug Moore, addressed the Board and discussed the reason for the Special Exception request. The applicant was also present for this meeting and gave her explanation for the Special Exception request. The applicant is hoping to construct an accessory building that exceeds the size allowed for their lot size, therefore requiring a Special Exception. Per the Coweta Zoning Code requirements, the accessory building will match the principal structure, except for the rock, which is not available for purchase anymore.

Vice-Chairperson Carter Mathews opened the floor for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

V. OLD BUSINESS

1. CBOA 21-02

Discussion and possible action, including approval, approval with conditions, or denial of CBOA 21-02, a request for a Special Exception to Coweta Zoning Code in accordance with Section 250.3, Modification of the Screening Wall or Fence Requirements. The property is located in Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma, at 13872 South State Highway 51, Coweta, Oklahoma.

Motion was made by Board Member Jessica Morris and seconded by Board Member Joanna Jones to approve the request for a Special Exception to Coweta Zoning Code in accordance with Section 250.3, Modification of the Screening Wall or Fence Requirements.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

2. CBOA 21-03

Discussion and possible action, including approval, approval with conditions, or denial of CBOA 21-03, a request for a Special Exception to the Coweta Zoning Code in accordance with Section 240.2 (e)(5), Permitted Yard Obstructions, for property zoned Residential Single-Family (RS-1) in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 30407 East 144th Street South, Coweta, Oklahoma.

Motion was made by Board Member Joanna Jones and seconded by Board Member Jessica Morris to the request for a Special Exception to the Coweta Zoning Code in accordance with Section 240.2 (e)(5), Permitted Yard Obstructions.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

VI. NEW BUSINESS

VII. ADJOURNMENT

Vice-Chairperson Carter Mathews moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 7:00 p.m.

Approved:

Melanie Lander
Chairman

7/19/21
Date

Carter Mathews
Secretary