



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JULY 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

Bruce Watkins	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present
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 June 20, 2022.

Motion was made by Commissioner Melanie Lander to approve Consent Agenda. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Jennifer Taylor	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-05

Public hearing to receive public comment on CZ 22-05, a request to change the zoning from AG (Agriculture) to Residential-Single Family (RS-1) on property described as the east 466 feet of the north 932 feet of the south 1399 feet of the east half (E/2) of the northwest quarter (NW/4) of Section Thirteen (13), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United State Government survey thereof, less and except the north 5 acres, generally located at South 279th East Avenue and East 146th Street South.

Chairperson Jessica Morris read the item. The applicant was not present for the public hearing. The floor was opened for public comment.

Ms. Lorraine Bosin lives across the street from the above-described property. She states that she does not want the property rezoned. She likes the quiet, country life. She wants the wildlife habitat preserved on the property.

Mr. Tyler Morton also spoke. He asked for clarification on the lot splits. He asked if there would only be three lots, as shown on Survey 2, or if it could be split into more than three. He also expressed concern about the utilities in the area and wanted to know if there is enough power and water to support the additional houses.

There were no additional comments from the public. The floor was closed to public comment.

VI. OLD BUSINESS

1. CZ 22-05

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 22-05, a request to change the zoning from AG (Agriculture) to Residential-Single Family (RS-1) on property described as the east 466 feet of the north 932 feet of the south 1399 feet of the east half (E/2) of the northwest quarter (NW/4) of Section Thirteen (13), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United State Government survey thereof, less and except the north 5 acres, generally located at South 279th East Avenue and East 146th Street South.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report. The applicant was not present for this meeting. Mr. Young described the lot split process and discussed the utilities in the area of the property in question. He also discussed the process of the rezoning approval before the lot split approval. If the rezoning is not approved, the lot split will not be possible due to the bulk and area requirements for Agriculture (AG) zoning.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CZ 22-05 to the City Council. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

2. CLS 22-03

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-03, on property located at South 279th East Avenue in Section Thirteen (13), Township Seventeen (17), Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. (Mark Seibold, Community Development Director)

Chairperson Jessica Morris read the agenda item. The applicant, Melissa Randolph, came into the meeting at this point and came forward to talk with the Commissioners about the plans for the property.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-03 to the City Manager. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

3. Landscape Ordinance Review and Update

Discussion regarding the existing landscape ordinance, Chapter 24 of the Coweta Zoning Code, and possible revisions and updates thereto. (Mark Seibold, Community Development Director)


Community Development Director Mark Seibold discussed the landscape ordinance revisions and updates stating they are seeking small, cost-effective ways to improve parking lot landscapes and residential neighborhoods and to make the ordinance easier to understand. The update includes stormwater and parking area requirements.

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 6:30 p.m.

Approved:



Chairman
8/15/22

Date



Secretary