



**MINUTES
COWETA BOARD OF ADJUSTMENT
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, AUGUST 16, 2021**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

II. ROLL CALL

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

Chairperson Melanie Lander 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 July 19, 2021.

Motion was made by Board Member Carter Mathews and seconded by Board Member Melanie Lander to approve Consent Agenda.

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

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

IV. PUBLIC HEARING

1. Public Hearing – CBOA 21-05

Public hearing to receive public comment on CBOA 21-05, a request for a Variance of the Coweta Zoning Code in accordance with Section 450, Minimum Yard Requirements: Section 450(b)(1): Side Yard and Section 450(c): Rear Yard. The property is zoned RS-3 (Residential Single-Family) and is located at 114 West Redwood Street in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

City Planner, Tom E. Young, Jr., gave the Staff Report. The applicant, Mark Truitt, was present for this meeting. Chairperson Melanie Lander opened the floor for public comment.

A citizen in attendance, Mr. Courtney Howard, came forward to address the Board. Mr. Howard owns property just to the West of the property in question. He said, to his understanding, the alleyway belongs to adjoining property owners, 50% to each on each side. He is concerned that, with the variance, Mr. Truitt's house may encroach into Mr. Howard's property in the alleyway and that the City was just asking him to "give the property up."

City Planner, Tom E. Young, Jr., informed Mr. Howard that the alleyway in question is a public right-of-way, not a privately owned piece of property, so neither Mr. Howard nor Mr. Truitt own any part of the alleyway. He also informed Mr. Howard that the variance requested was only for the rear yard and east side yard. The only point of encroachment into the setback is where the northeast corner of the house would be. Mr. Howard expressed understanding.

There were no other comments from anyone in attendance. The public hearing for this item was closed.

V. OLD BUSINESS

1. CBOA 21-05

Discussion and possible action, including approval, approval with conditions, or denial of CBOA 21-05, a request for a Variance of the Coweta Zoning Code in accordance with Section 450, Minimum Yard Requirements: Section 450(b)(1): Side Yard and Section 450(c): Rear Yard. The property is zoned RS-3 (Residential Single-Family) and is located at 114 West Redwood Street in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Board Member, Carter Mathews asked Mr. Young for clarification on the setback encroachment. Mr. Young, using the Staff Report and slide of the survey of the property, provided clarification.

Motion was made by Board Member Jessica Morris and seconded by Board Member Carter Mathews to approve the variance request.

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

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

VI. NEW BUSINESS

Mr. Mark Seibold, the new Community Development Director, introduced himself to the members of the Board and gave a short summary of his career and his plans for the City of Coweta regarding development.

VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:14 p.m.

Approved:

Melanie Lander
Chairman

[Signature]
Secretary

10/18/21
Date