



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, SEPTEMBER 20, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Chairperson Melanie Lander 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 July 19, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner 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	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 21-06 SUP

Public hearing to receive public comment on an application for a Specific Use Permit (SUP) for a spray-painting and welding shop in an existing building on property zoned Commercial General (CG), located in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, at 26319 E. State Highway 51, Coweta, Oklahoma.

Chairperson Melanie Lander read agenda item and City Planner, Tom E. Young Jr., gave the details of the agenda item. Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 21-06 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Specific Use Permit (SUP) for a spray-painting and welding shop in an existing building on property zoned Commercial General (CG), located in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma at 26319 E. State Highway 51, Coweta, Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report. He noted that the applicant, Mr. Jeff Marquis, was present for the meeting. He reported that Staff recommended approval of the SUP application with the following conditions:

1. Revised site plan showing the drainage plans with current and finished floor elevations. No finished grading is shown on the site or parking.
2. Revised site plan showing the width and length of the parking spaces and showing the width and length of the ADA parking spaces.
3. Revised site plan showing the Landscaping requirements showing location, number of trees, size of trees and type of trees.

Commissioner Jessica Morris asked if the property has current drainage problems. Mr. Young said there are no current problems, but a drainage plan is required in this case due to the required change from a gravel parking lot to a hard surface parking lot and the property's proximity to State Highway 51.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones to send a recommendation of approval with conditions of CZ 21-06 to the City Council.

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

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

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:08 p.m.

Approved:

Melanie Lander
Chairman

[Signature]
Secretary

10/18/21
Date