



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, APRIL 27, 2020 6:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathleen Robinson ____
 - Carter Mathews ____
 - Joanna Jones ____

1. TELEPHONIC APPEARANCE

IN ACCORDANCE WITH SB661, AMENDING THE OKLAHOMA OPEN MEETING ACT, ANY OR ALL OF THE COWETA PLANNING COMMISSION MEMBERS ABOVE MAY PARTICIPATE IN THE MEETING VIA TELECONFERENCE, AND WILL BE AUDIBLE TO EACH OTHER AND TO THE PUBLIC. THE PUBLIC MAY HEAR THE MEETING BY CALLING 1.857.444.6500 OR 1.302.202.5900 AND FOLLOW THE VOICE PROMPTS TO ENTER THE CONFERENCE IDENTIFICATION CODE 100-500-514#.

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

- 1. 6:30 PM Minutes of the Coweta Planning Commission Regular Meeting
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING, HELD FEBRUARY 24, 2020.

Documents:

[200224 MINUTES OF THE FEBRUARY 24 2020 PLANNING COMMISSION REGULAR MEETING.PDF](#)

V. PUBLIC HEARINGS

- 1. Public Hearing Text Amendment to Chapter 16 Section 1620
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A PROPOSED TEXT AMENDMENT PERTAINING TO PERMITTED PRINCIPAL USES FOR VARIOUS SITE SIZES AND TYPES OF PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS, SPECIFICALLY CHAPTER 16, SECTION 1620 OF THE COWETA ZONING CODE.

Documents:

[200427 STAFF REPORT TEXT AMENDMENT.PDF](#)
[200427 PH NOTICE TEXT AMENDMENT SECTION 1620.PDF](#)

- 2. 6:30 PM Public Hearing CZ 20-03
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CZ 20-03, A REQUEST TO CHANGE THE ZONING OF PROPERTY LOCATED EAST OF THE MUSKOGEE TURNPIKE ON EAST STATE HIGHWAY 51 IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 17, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA FROM AG (AGRICULTURE) TO CG (COMMERCIAL GENERAL).

3. 6:30 PM Public Hearing CZ 20-04

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CZ 20-04 SUP, A REQUEST TO ESTABLISH A SPECIFIC USE PERMIT FOR A MEDICAL MARIJUANA GROWING BUSINESS IN AN EXISTING BUILDING ON PROPERTY ZONED LIGHT INDUSTRIAL (IL). THE PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL ADDRESS OF 10912 SOUTH 265TH EAST AVENUE, BUILDING B.

Documents:

[200427 STAFF REPORT CZ 20 04 SUP.PDF](#)
[CZ 20-04 SUP ZONING MAP.PDF](#)
[CZ 20-04 SUP LOCATION MAP.PDF](#)
[CZ 20-04 SUP AERIAL VIEW MAP.PDF](#)
[PH NOTICE CZ 20 04 SUP.PDF](#)

4. Public Hearing Wynstone Ph II Pre Plat

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF WYNSTONE, PHASE II, A SUBDIVISION OF APPROXIMATELY 39.37 ACRES, MORE OR LESS, WITH 134 LOTS LOCATED ON THE NE CORNER OF SOUTH 273RD EAST AVENUE AND EAST 111TH STREET SOUTH IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200427 PH NOTICE WYNSTONE PHASE II PRE PLAT.PDF](#)

VI. OLD BUSINESS

1. 6:30 PM Coweta Zoning Code Amendment of Chapter 16, Section 1620

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A TEXT AMENDMENT PERTAINING TO PERMITTED PRINCIPAL USES FOR VARIOUS SITE SIZES AND TYPES OF PLANNED UNIT DEVELOPMENT (PUD) DISTRICTS, SPECIFICALLY CHAPTER 16, SECTION 1620 OF THE COWETA ZONING CODE.

Documents:

[200427 STAFF REPORT TEXT AMENDMENT.PDF](#)
[PROPOSED ZONING CODE AMENDMENT.PDF](#)

2. 6:30 PM CZ 20-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST TO ESTABLISH A SPECIFIC USE PERMIT FOR A MEDICAL MARIJUANA GROWING BUSINESS IN AN EXISTING BUILDING ON PROPERTY ZONED LIGHT INDUSTRIAL (IL). THE PROPERTY IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL ADDRESS OF 10912 SOUTH 265TH EAST AVENUE, BUILDING B.

Documents:

[200427 STAFF REPORT CZ 20 04 SUP.PDF](#)
[CZ 20-04 SUP ZONING MAP.PDF](#)
[CZ 20-04 SUP LOCATION MAP.PDF](#)
[CZ 20-04 SUP AERIAL VIEW MAP.PDF](#)

3. 6:30 PM Preliminary Plat-Wynstone Phase II

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF WYNSTONE, PHASE II, A SUBDIVISION OF APPROXIMATELY 39.37 ACRES, MORE OR LESS, WITH 134 LOTS LOCATED ON THE NE CORNER OF SOUTH 273RD EAST AVENUE AND EAST 111TH STREET SOUTH IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

200427 STAFF REPORT WYNSTONE PH II PRE PLAT.PDF
20200211_WYNSTONE PRELIMINARY PLAT.PDF
20200211_WYNSTONE PRELIMINARY PLATWHC COMENTS.PDF
CITYENGINEERCOMMENTSPRELIMINARYPLAT.PDF
200427 PLANNING COMMENTS WYNSTONE PRE PLAT.PDF

VII. NEW BUSINESS

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.