



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, JUNE 22, 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 ____

- 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. MINUTES OF COWETA PLANNING COMMISSION-REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON MAY 18, 2020.

Documents:

[200518 MINUTES OF THE PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING CZ 20-07 PLANNED UNIT DEVELOPMENT (PUD) PUD-C 20-01
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PUD-C 20-01 ALLOWING FOR INDUSTRIAL LIGHT (IL) AND COMMERCIAL GENERAL (CG) USES ON PROPERTY CONSISTING OF APPROXIMATELY 2.2 ACRES LOCATED AT 27541 E. 121ST STREET, COWETA, OK IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200622 PUBLIC HEARING NOTICE PUD C 20 01.PDF](#)
[CZ 20-07 PUD-C 20-01 LOCATION MAP.PDF](#)
[CZ 20-07 PUD-C 20-01 AERIAL VIEW.PDF](#)
[CZ 20-07 PUD-C 20-01 ZONING MAP.PDF](#)
[CZ 20-07 PUD-C 20-01.PDF](#)

- 2. PUBLIC HEARING CZ 20-08 SUP MEDICAL MARIJUANA DISPENSARY
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A SPECIFIC USE PERMIT (SUP) APPLICATION (CZ 20-08 SUP), A REQUEST GNOMAN'S CREEK DISPENSARY, LLC, TO ESTABLISH A SPECIFIC USE PERMIT FOR A MEDICAL MARIJUANA DISPENSARY IN AN EXISTING BUILDING ON PROPERTY CURRENTLY ZONED COMMERCIAL GENERAL (CG) LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, AT 27541 EAST 121ST STREET SOUTH, COWETA, OK.

Documents:

[200622 PUBLIC HEARING NOTICE CZ 20 08 SUP.PDF](#)
[CZ 20-08 SUP LOCATION MAP.PDF](#)
[CZ 20-08 SUP AERIAL VIEW.PDF](#)
[CZ 20-08 SUP ZONING MAP.PDF](#)
[CZ 20-08 SUP LEASE AGREEMENT.PDF](#)
[CZ 20-08 SUP APPLICATION OVERVIEW.PDF](#)
[CZ 20-08 SUP OMMA MAP.PDF](#)

3. PUBLIC HEARING CZ 20-09 REZONE

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CZ 20-09, AN APPLICATION TO CHANGE THE ZONING FROM RS-1 (RESIDENTIAL SINGLE FAMILY) TO IL (INDUSTRIAL LIGHT) OF THE FOLLOWING DESCRIBED PROPERTY, THE SOUTH 85 FEET OF THE NORTH 418 FEET OF THE WEST 217 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 NW/4 SW/4) LESS WEST 25 FEET THEREOF, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LOCATED AT 25701 EAST 107TH STREET SOUTH, COWETA, OK.

Documents:

[200622 PUBLIC HEARING NOTICE CZ 20 09.PDF](#)
[CZ 20-09 LOCATION MAP.PDF](#)
[CZ 20-09 AERIAL VIEW MAP.PDF](#)
[CZ 20-09 ZONING MAP.PDF](#)
[APPLICANTS NARRATIVE.PDF](#)

4. PUBLIC HEARING COMPREHENSIVE PLAN UPDATE

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT REGARDING THE UPDATE TO THE DRAFT CITY OF COWETA COMPREHENSIVE PLAN.

Documents:

[COWETA COMPREHENSIVE PLAN UPDATE DRAFT.PDF](#)

VI. OLD BUSINESS

1. CZ 20-07 PLANNED UNIT DEVELOPMENT (PUD) PUD-C 20-01

DISCUSSION AND POSSIBLE ACTION OF A RECOMMENDATION FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PUD-C 20-01 ALLOWING FOR INDUSTRIAL LIGHT (IL) AND COMMERCIAL GENERAL (CG) USES ON PROPERTY CONSISTING OF APPROXIMATELY 2.2 ACRES LOCATED AT 27541 E. 121ST STREET, COWETA, OK IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200622 STAFF REPORT PUD C 2001.PDF](#)
[200622 PUBLIC NOTICE PUD C 2001.PDF](#)
[CZ 20-07 PUD-C 20-01 LOCATION MAP.PDF](#)
[CZ 20-07 PUD-C 20-01 AERIAL VIEW.PDF](#)
[CZ 20-07 PUD-C 20-01 ZONING MAP.PDF](#)
[CZ 20-07 PUD-C 20-01.PDF](#)

2. CZ 20-08 SUP MEDICAL MARIJUANA DISPENSARY

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CZ 20-08 SUP, A REQUEST FROM GNOMAN'S CREEK DISPENSARY, LLC, TO ESTABLISH A SPECIFIC USE PERMIT FOR A MEDICAL MARIJUANA DISPENSARY IN AN EXISTING BUILDING ON PROPERTY CURRENTLY ZONED COMMERCIAL GENERAL (CG) LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, AT 27541 EAST 121ST STREET SOUTH, COWETA, OK.

Documents:

[200622 STAFF REPORT CZ 20 08 SUP.PDF](#)

[200622 PUBLIC HEARING NOTICE CZ 20 08 SUP.PDF](#)
[CZ 20-08 SUP LOCATION MAP.PDF](#)
[CZ 20-08 SUP AERIAL VIEW.PDF](#)
[CZ 20-08 SUP ZONING MAP.PDF](#)
[CZ 20-08 SUP APPLICATION OVERVIEW.PDF](#)
[CZ 20-08 SUP OMMA MAP.PDF](#)

3. CLS 20-04 MINOR SUBDIVISION (LOT SPLIT)

DISCUSSION AND POSSIBLE ACTION, INCLUDING APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF AN APPLICATION FOR A MINOR SUBDIVISION (LOT SPLIT), CASE NO. CLS 20-04 DIVIDING A PARCEL OR PROPERTY LOCATED AT 25701 EAST 107TH STREET SOUTH WITH LEGAL DESCRIPTIONS OF:

TRACT 1: THE SOUTH 99 FEET OF THE NORTH 338.59 FEET OF THE WEST 217 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 NW/4 SW/4) LESS THE NORTH 25 FEET THEREOF AND LESS WEST 25 FEET THEREOF, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND

TRACT 2: THE SOUTH 85 FEET OF THE NORTH 418 FEET OF THE WEST 217 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 NW/4 SW/4) LESS WEST 25 FEET THEREOF, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Documents:

[200622 STAFF REPORT CZ 20 09.PDF](#)
[200622 TAC COMMITTEE NOTICE.PDF](#)
[CLS 20-04 LOCATION MAP.PDF](#)
[CLS 20-04 AERIAL VIEW MAP.PDF](#)
[CLS 20-04 ZONING MAP.PDF](#)
[CLS 20-04 LOT SPLIT EXHIBIT.PDF](#)

4. CZ 20-09 REZONE

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF CZ 20-09, AN APPLICATION TO CHANGE THE ZONING FROM RS-1 (RESIDENTIAL SINGLE FAMILY) TO IL (INDUSTRIAL LIGHT) OF THE FOLLOWING DESCRIBED PROPERTY, THE SOUTH 85 FEET OF THE NORTH 418 FEET OF THE WEST 217 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 NW/4 SW/4) LESS WEST 25 FEET THEREOF, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LOCATED AT 25701 EAST 107TH STREET SOUTH, COWETA, OK.

Documents:

[200622 STAFF REPORT CZ 20 09 REZONE.PDF](#)
[200622 PUBLIC HEARING NOTICE CZ 20 09.PDF](#)
[CZ 20-09 LOCATION MAP.PDF](#)
[CZ 20-09 AERIAL VIEW MAP.PDF](#)
[CZ 20-09 ZONING MAP.PDF](#)
[APPLICANTS NARRATIVE.PDF](#)

5. COMPREHENSIVE PLAN UPDATE

THE PLANNING COMMISSION SHALL RECEIVE A PRESENTATION ON THE STATUS OF THE DRAFT COMPREHENSIVE PLAN. NO ACTION WILL BE TAKEN BY THE PLANNING COMMISSION AT THIS JUNE 22, 2020 MEETING.

Documents:

6. REGULARLY SCHEDULED MEETINGS PROPOSED DAY AND TIME CHANGE
DISCUSSION AND POSSIBLE ACTION TO MOVE PLANNING COMMISSION AND BOARD OF
ADJUSTMENT REGULARLY SCHEDULED MEETINGS TO THE THIRD (3RD) MONDAY OF
EVERY MONTH AT 6:00 PM.

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.