



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, JULY 22, 2019, 6:30 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:31 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	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

Discussion and Consideration of the Minutes of the Regular Meeting of June 24, 2019.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Joanna Jones to approve the Minutes of the Coweta Planning Commission regular meeting held on June 24, 2019.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PLATS

1. Coweta Farm

Discussion and possible action on a request by developer, Truco Development Company, LLC, and surveyor, Heartland Surveying & Mapping, LLC, for preliminary plat approval of Coweta Farm, a single family residential (RS-1) subdivision of approximately 4.38 acres, more or less, with 7 lots generally located on the SW corner of East 131st Street South and South 273rd East Avenue in Section 11, Township 17 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

Mr. Chris Truitt of Truco Development Company, LLC, was present for the meeting.

City Planner, Tom E. Young, Jr., read the staff report.

There were several citizens present for the meeting. Chairperson Melanie Lander opened up the floor for comments or questions.

Mr. Denver Kimberling came forward to address the Commission. He said he owns property just to the South of where Truco's development would be built. He said that he is concerned about multi-family housing being built in a residential area. City Engineer, Chip Cohrs, commented that the plan is not a multi-family development, it is a single-family residential development. Mr. Kimberling then mentioned that he is concerned about the number of houses that are planned. City Planner, Tom E. Young, Jr., put a slide of the plat up on the screen that showed seven planned lots. Mr. Kimberling had no further comments.

Next, Ms. Beverly Harris came forward with concerns about traffic and the number of driveways that will come out onto 131<sup>st</sup> Street from the new development. She said that would make the congestion of 131<sup>st</sup> Street worse with the school traffic and the construction traffic. City Engineer, Chip Cohrs, addressed these concerns by adding that the City of Coweta and Truco Development Company have worked together to minimize the number of driveways going out onto 131<sup>st</sup> Street. Instead of six, they have worked out a plan to only have three drives coming out onto 131<sup>st</sup> Street and additional right-of-way has been added to give a little more room between the development and the street. He added that he realizes that traffic is bad through there during the school year and that will be addressed.

Next, a concerned citizen asked how many houses will be built in the development. Chris Truitt answered that seven houses are planned for the development.

Another concerned citizen inquired about the size and price of the proposed houses. Chris Truitt answered that the minimum square footage requirement is 1,400 square feet and the prices will vary anywhere from \$175,000 to \$225,000.

Lastly, a concerned citizen asked if there were plans to keep 273rd East Avenue in better repair. She said the road is in very bad shape with large potholes. City Engineer, Chip Cohrs, replied that the Creek Nation has an overlay planned for 273<sup>rd</sup> East Avenue.

Chairperson Melanie Lander closed the floor to the public and opened it up to the Planning Commission members.

Commissioner Carter Mathews asked if the lot on the East side of the development will have a driveway that leads out to 273<sup>rd</sup> East Avenue. Chris Truitt answered yes, it would.

There were no further questions from the Commissioners. Chairperson Melanie Lander asked if anyone wanted to make a motion. Commissioner Carter Mathews made a motion to approve with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. Chairperson Melanie Lander seconded that motion.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

## VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:47 p.m.

Approved:

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**Chairman**

\_\_\_\_\_  
**Secretary**

\_\_\_\_\_  
**Date**