



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JUNE 22, 2020, 6:30 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	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.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of May 18, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Kathleen Robinson to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Absent
Melanie Lander	Yes – to approve

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 East 121st Street South, Coweta, Oklahoma in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Applicant, Mr. Jason Smith, was present for this meeting. He addressed those in attendance about his reason for applying for the PUD.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance. The public hearing was closed.

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 from Gnomon's Creek Dispensary, LLC, to establish a Specific Use Permit for a Medical Marijuana Dispensary in an existing building on the 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, Oklahoma.

Applicant, Mr. Jason Smith, was available for questions from the public.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance. The public hearing was closed.

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 Twenty-six (26), Township Eighteen (18) North, Range Fifteen (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, Oklahoma.

Applicant, Mr. Chance Cummisky, was present for this meeting. He addressed those in attendance about his reason for applying for the rezone and details about his business. He presented notarized documents signed by his neighbors giving their consent for the rezone.

Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance. The public hearing was closed.

4. Public Hearing Comprehensive Plan Update

Public Hearing to accept public comment regarding the update to the draft City of Coweta Comprehensive Plan.

Presentation given by Scott Bruce, representing the Indian Nations Council of Governments (INCOG), regarding the draft City of Coweta Comprehensive Plan.

The floor was opened for public comment. There were no comments or questions from those in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. CZ 20-07 Planned Unit Development (PUD) PUD-C 20-01

Discussion and possible action as a recommendation of 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 East 121st Street South, Coweta, Oklahoma in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report and the recommended conditions listed therein. Commissioner Melanie Lander asked to verify that condition number one would allow for only a medical marijuana business on that property regardless of any future changes in property ownership. Director Back verified the PUD specifically notes the only Industrial Light (IL) use allowed is the medical marijuana business for growing and manufacturing.

Commissioner Carter Mathews made a motion to send a recommendation of approval with conditions recommended by staff to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Yes – to recommend approval with conditions
Joanna Jones	Absent
Melanie Lander	Yes – to recommend approval with conditions

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 Gnomans Creek Dispensary, LLC, to establish a Specific Use Permit for a medical marijuana dispensary in an existing building on property currently zones 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, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report noting that staff recommends approval of this SUP request.

Commissioner Melanie Lander made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Kathleen Robinson seconded that motion.

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

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Absent
Melanie Lander	Yes – to recommend approval

3. CLS 20-04 Minor Subdivision (Lot Split)

Discussion and possible action on a recommendation of 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 27501 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 Twenty-six (26), Township Eighteen (18) North, Range Fifteen (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 Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U.S. Government Survey thereof.

Community Development Director, Carolyn Back, discussed the staff report and explained the need for the lot split. Commissioner Melanie Lander noted a concern about the type of business that could potentially be located on the property in the event of a change of property

ownership since the land is located within a residential neighborhood. She asked if a condition could be placed upon this lot split that any future landowners must operate the same kind of business as the previous owner had on that parcel of land. City Attorney, Ronald Cates, replied that conditions cannot be placed on this lot split and noted that a PUD would be necessary to place conditions. Mr. Cates also noted that he sees no potential legal issues with this lot split.

Commissioner Kathleen Robinson made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Jessica Morris seconded that motion.

Motion passed by a vote of 3-1 with the following votes cast:

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Absent
Melanie Lander	No

4. CZ 20-09 Rezone

Discussion and possible action on a recommendation of 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, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report and the recommended conditions listed therein. Commissioner Melanie Lander inquired about the possibility of placing an additional condition on the property that any future landowners must operate the same kind of business as the previous owner had on that parcel of land. City Attorney, Ronald Cates, replied that the Planning Commission is an advisory body and the City Council is a legislative body. Given that, if the Commissioners are receptive to the minimum requirements already set forth in the staff report for the rezone, it would be advisable to move it forward to the City Council and let them discuss and consider the use limitation.

Commissioner Carter Mathews made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Jessica Morris seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Yes – to recommend approval with conditions
Joanna Jones	Absent
Melanie Lander	Yes – to recommend approval with conditions

5. Comprehensive Plan Update

The Planning Commission received a presentation on the status of the Draft Comprehensive Plan. No action was taken by the Planning Commission at the June 22, 2020 meeting.

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 p.m.

Community Development Director, Carolyn Back, discussed the need for the proposed date and time change for the regularly scheduled Planning Commission and Board of Adjustment meetings. Commissioner Jessica Morris noted that she closes her business at 6:00 p.m. and may have difficulty getting to the meetings on-time, but could be here within 3-5 minutes after 6:00 p.m. The Commission discussed the possibility of leaving the time at 6:30 p.m.; however, decided to make recommendation to move the regularly scheduled meetings to the Third (3rd) Monday of every month at 6:00 p.m.

Commissioner Kathleen Robinson made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Carter Mathews seconded that motion.

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

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Absent
Melanie Lander	Yes – to recommend approval

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 7:40 p.m.

Approved:

Chairman

Secretary

Date