



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, APRIL 27, 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 via teleconference
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 February 24, 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 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.

Chairperson Melanie Lander opened the floor for public comment. There were no comments or questions. The public hearing was closed.

2. 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 NE 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).

Chairperson Melanie Lander opened the floor for public comment. City Planner, Tom E. Young, Jr. noted that the applicant had withdrawn this request. The public hearing was closed.

3. 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 SW 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 265<sup>th</sup> East Avenue, Building B.

Chairperson Melanie Lander opened the floor for public comment. The applicants were present for the meeting via teleconference. There were no comments or questions. The public hearing was closed.

4. Public Hearing Wynstone Phase II Preliminary 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 273<sup>rd</sup> East Avenue and East 111<sup>th</sup> Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Melanie Lander opened the floor for public comment. There were no comments or questions. The public hearing was closed.

VI. OLD BUSINESS

1. Coweta Zoning Code Amendment of Chapter 16, Section 1620

Discussion and possible action on making 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.

City Planner, Tom E. Young, Jr., read the staff report. There were no questions or comments from the Commissioners regarding this text amendment.

Commissioner Carter Mathews made a motion to send a recommendation of approval of the text amendment 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 approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Absent
Melanie Lander	Yes – to approve

2. CZ 20-04

Discussion and possible action on making 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 SW 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 265<sup>th</sup> East Avenue, Building B.

City Planner, Tom E. Young, Jr., read the staff report. There were no comments or questions from the Commissioners regarding CZ 20-04.

Commissioner Melanie Lander made a motion to send a recommendation of approval of CZ 20-04 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 approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Absent
Melanie Lander	Yes – to approve

3. 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 273<sup>rd</sup> East Avenue and East 111<sup>th</sup> Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Nicole with KKT Architects was present via teleconference for this meeting. City Planner, Tom E. Young, Jr., read the staff report. City Engineer, William H. Cohrs, addressed the Commissioners saying that the Wynstone Developer, Keith Jones and Integrity Development Group, LLC, is aware of the changes that need to be made on the plat. Commissioner Melanie Lander asked Mr. Cohrs if he was comfortable moving forward with the preliminary plat approval. Mr. Cohrs stated that he was comfortable moving forward stating that the changes on the plat are minor and only have to be completed before the meeting for final plat approval. Nicole with KKT Architects stated that she was in agreement with staff recommendations.

Commissioner Kathleen Robinson made a motion to approve the Wynstone Phase II Preliminary Plat. Commissioner Carter Mathews seconded that motion, noting that the approval is based on the condition that the recommendations made by the staff were met.

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

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 6:49 p.m.

Approved:

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

S.18-20  
Date