



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, AUGUST 17, 2020, 6:00 PM

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

1. 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. MINUTES OF THE COWETA PLANNING COMMISSION-REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING HELD ON JUNE 22, 2020.

Documents:

[200622 MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSISON.PDF](#)

2. MINUTES OF THE COWETA PLANNING COMMISSION-SPECIAL MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, SPECIAL MEETING HELD ON JULY 28, 2020.

Documents:

[200728 MINUTES OF THE SPECIAL MEETING OF THE PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING-PLANNED UNIT DEVELOPMENT (PUD) PUD-C 20-02

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-02, ON PROPERTY CONSISTING OF APPROXIMATELY 20,000 SQUARE FEET, MORE OR LESS, IN COWETA, OKLAHOMA LOCATED SOUTH OF EAST 101ST STREET AND EAST STATE HIGHWAY 51, IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL OF 24683 STATE HIGHWAY 51.

Documents:

[200817 PUBLIC HEARING NOTICE PUD-C 20-02.PDF](#)
[PUD-C 20-02 CB.PDF](#)

[PUD-C 20-02 AERIAL MAP.PDF](#)
[PUD-C 20-02 ZONING MAP CB.PDF](#)
[PUD-C 20-02 LOCATION MAP CB.PDF](#)

2. PUBLIC HEARING-DRAFT FINAL COMPREHENSIVE PLAN UPDATE
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT REGARDING THE CITY OF COWETA DRAFT FINAL COMPREHENSIVE PLAN (CONTINUED FROM THE JULY 28, 2020 SPECIAL MEETING OF THE COWETA PLANNING COMMISSION).

Documents:

[COWETA WORKING COPY 08.14.20.PDF](#)
[DRAFTMAPSCOMBINE \(3\).PDF](#)
[200817 NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN.PDF](#)

VI. OLD BUSINESS

1. BUILDING CODE ADOPTION ORDINANCE
DISCUSSION AND POSSIBLE ACTION ON THE RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A PROPOSED ORDINANCE AMENDING PART 5 OF THE CITY OF COWETA, OKLAHOMA CODE OF ORDINANCES SECTIONS 5-101(A), 5-101(B), 5-201, 5-302, 5-303, 5-501, 5-701, 5-801 RELATING TO ADOPTION OF CERTAIN SECTIONS OF CONSTRUCTION CODES.

Documents:

[BUILDING CODE ADOPTING ORDINANCE STAFF REPORT.PDF](#)
[BUILDING CODE ADOPTION ORDINANCE FINAL VERSION \(2\).PDF](#)

2. PLANNED UNIT DEVELOPMENT - PUD-C 20-02
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-02, ON PROPERTY CONSISTING OF APPROXIMATELY 20,000 SQUARE FEET, MORE OR LESS, IN COWETA, OKLAHOMA LOCATED SOUTH OF EAST 101ST STREET AND EAST STATE HIGHWAY 51, IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL OF 24683 STATE HIGHWAY 51.

Documents:

[200817 STAFF REPORT PUD-C 20-02.PDF](#)
[PUD-C 20-02 LOCATION MAP CB.PDF](#)
[PUD-C 20-02 AERIAL MAP.PDF](#)
[PUD-C 20-02 ZONING MAP CB.PDF](#)
[PUD-C 20-02 CB.PDF](#)
[200817 DRAFT ORDINANCE PUD-C 20-02.PDF](#)

3. THE WOODS SUBDIVISION - SKETCH PLAN
DISCUSSION REGARDING CONCEPTUAL SKETCH PLAN AND CONCEPTUAL UTILITY LAYOUT SUBMITTED FOR THE WOODS, A PROPOSED SUBDIVISION WITHIN THE CITY OF COWETA, AS PART OF A PLANNED UNIT DEVELOPMENT (PUD-R 13-02.) LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200817 STAFF REPORT WOODS SKETCH PLAT.PDF](#)
[20019_20200626_SKETCH PLAT_COMBINED.PDF](#)
[20019_20200630_CONCEPTUAL UTILITY PLAN.PDF](#)
[THE WOODS TAC COMMENTS 07.23.2020.PDF](#)

4. CLS 20-05 MINOR SUBDIVISION
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL OF A REQUEST FOR A MINOR SUBDIVISION, CASE NO. CLS 20-05, ON PROPERTY LOCATED AT 208 NORTH ATOKA AVENUE, IN

SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN,
WAGONER COUNTY, OKLAHOMA.

Documents:

[200817 STAFF REPORT CLS 20-05.PDF](#)
[CLS 20-05 AERIAL VIEW MAP.PDF](#)
[CLS 20-05 LOCATION MAP.PDF](#)
[CLS 20-05 ZONING MAP.PDF](#)
[TAC AGENDA MINOR SUBDIVISION SUSAN BOXELL 08-06-2020.PDF](#)

5. CLS 20-06 LOT COMBINATION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL OF REQUEST FOR A LOT COMBINATION, CASE NO. CLS 20-06, ON PROPERTY LOCATED AT 208 NORTH ATOKA AVENUE, IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200817 STAFF REPORT CLS 20-06.PDF](#)
[CLS 20-06 AERIAL VIEW MAP.PDF](#)
[CLS 20-06 DEED.PDF](#)
[CLS 20-06 LOCATION MAP.PDF](#)
[CLS 20-06 LOT COMBINATION AGREEMENT HQZ PROPERTY MANAGEMENT, LLC.PDF](#)
[CLS 20-06 ZONING MAP.PDF](#)

6. CLS 20-07 LOT COMBINATION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL OF A REQUEST FOR A LOT COMBINATION, CASE NO. CLS 20-07, ON PROPERTY LOCATED AT 208 NORTH ATOKA AVENUE, IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

Documents:

[200817 STAFF REPORT CLS 20-07.PDF](#)
[CLS 20-07 AERIAL VIEW MAP.PDF](#)
[CLS 20-07 DEED.PDF](#)
[CLS 20-07 LOCATION MAP.PDF](#)
[CLS 20-07 LOT COMBINATION AGREEMENT HQZ PROPERTY MANAGEMENT, LLC,.PDF](#)
[CLS 20-07 ZONING MAP.PDF](#)

7. COMPREHENSIVE PLAN UPDATE

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL REGARDING THE ADOPTION OF THE UPDATED COWETA COMPREHENSIVE PLAN.

Documents:

[COWETA WORKING COPY 08.14.20.PDF](#)
[DRAFTMAPSCOMBINE \(3\).PDF](#)
[COMP PLAN STAFF REPORT PC 08.17.2020\(2\).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.