



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, SEPTEMBER 21, 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 ____

- 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 AUGUST 17, 2020.

Documents:

[200817 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING-SPECIFIC USE PERMIT CZ 20-11 SUP

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT (SUP), FOR A MEDICAL MARIJUANA BUSINESS/PROCESSING USE ON PROPERTY 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 ADDRESS OF 24683 STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[200921 PUBLIC HEARING NOTICE CZ 20-11 SUP.PDF](#)
[CZ 20-11 SUP AREIAL VIEW MAP.PDF](#)
[CZ 20-11 SUP LOCATION MAP.PDF](#)
[CZ 20-11 SUP ZONING MAP.PDF](#)

- 2. PUBLIC HEARING-SPECIFIC USE PERMIT CZ 20-12 SUP

PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A SPECIFIC USE PERMIT (SUP), FOR A MEDICAL MARIJUANA BUSINESS/GROWING USE ON PROPERTY LOCATED ON THE EAST 240 FT OF LOT 2, BLOCK 2, CREEK HOLLOW, A SUBDIVISION OF PART OF SOUTH 1/2 OF SOUTHWEST 1/4 TRACT OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL ADDRESS OF 27541 East 121ST STREET SOUTH, COWETA, OKLAHOMA.

Documents:

[200921 PUBLIC HEARING NOTICE CZ 20-12 SUP.PDF](#)
[CZ 20-12 SUP LOCATION MAP.PDF](#)
[CZ 20-12 SUP AERIAL VIEW.PDF](#)
[CZ 20-12 SUP ZONING MAP.PDF](#)

VI. OLD BUSINESS

1. SPECIFIC USE PERMIT - CZ 20-11 SUP

DISCUSSION AND POSSIBLE ACTION ON THE RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A SPECIFIC USE PERMIT (CZ 20-11 SUP) FOR A MEDICAL MARIJUANA BUSINESS/PROCESSING USE LOCATED SOUTH OF EAST 101ST STREET SOUTH 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 ADDRESS OF 24683 STATE HIGHWAY 51, COWETA, OKLAHOMA.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[200921 STAFF REPORT CZ 20-11 SUP.PDF](#)
[CZ 20-11 SUP AERIAL VIEW MAP.PDF](#)
[CZ 20-11 SUP ZONING MAP.PDF](#)

2. SPECIFIC USE PERMIT - CZ 20-12 SUP

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL FOR A SPECIFIC USE PERMIT (CZ-20-12) FOR A MEDICAL MARIJUANA BUSINESS/GROWING USE LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA WITH A PHYSICAL ADDRESS OF 27541 EAST 121ST STREET SOUTH, COWETA, OKLAHOMA.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[200921 STAFF REPORT CZ 20-12 SUP.PDF](#)
[CZ 20-12 SUP AERIAL VIEW.PDF](#)
[CZ 20-12 SUP ZONING MAP.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.



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, AUGUST 17, 2020, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Absent
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

1. Consideration of the minutes of the regular meeting of June 22, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander 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	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. Consideration of the minutes of the special meeting of July 28, 2020.

Motion was made by Commissioner Kathleen Robinson and seconded by Commissioner Melanie Lander 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	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

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 South 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 address of 24683 East State Highway 51.

Applicant, Denise Mink, was present for this meeting. She addressed those in attendance about her proposed plan to have a kitchen to process medical marijuana edibles in her facility. Community Development Director, Carolyn Back, noted that staff is in favor of making a recommendation of approval with conditions listed in the staff report to the Coweta City Council.

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-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).

A presentation was given by Scott Bruce, representing the Indian Nation Council of Governments (INCOG), regarding the draft final City of Coweta Comprehensive Plan update. Community Development Director, Carolyn Back, noted that staff is in favor of making a recommendation of approval of the draft final City of Coweta Comprehensive Plan to the City Council.

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

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.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval of the proposed ordinance.

Commissioner Carter Mathews made a motion to send a recommendation of approval with conditions recommended by staff to the Coweta City Council. Commissioner Joanna Jones 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	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

2. Planned Unit Development (PUD) 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 South 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 address of 24683 East State Highway 51.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval with the conditions listed therein.

Commissioner Kathleen Robinson 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	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

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.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommended the Planning Commission review The Woods conceptual sketch plan and conceptual utility layout along with the comments received from the Technical Advisory Committee. Ms. Back also noted that no Planning Commission action would be made on this item at this meeting.

Mr. Ricky Jones, a representative of Tanner Consulting, LLC, was present for this meeting. Mr. Jones gave a presentation to the Planning Commission on the conceptual sketch plan and utility layout. Mr. Jones requested, if it applied, a collective, nonbinding statement of support from the Planning Commission that they could take back to their client. The City Attorney, Ronald Cates, gave the Commissioners approval of this request. The Commissioners were mostly supportive of The Woods conceptual sketch plan with one Commissioner being concerned about the potential population density. To that concern, Mr. Jones noted that the sketch plan met all RS-2 zoning requirements.

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.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Carter Mathews 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	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

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 a 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.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Carter Mathews made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Joanna Jones 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	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

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.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Joanna Jones made a motion to send a recommendation of approval 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	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

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 DRAFT Final City of Coweta Comprehensive Plan.

Community Development Director, Carolyn Back, gave the Staff Report and noted that staff recommended approval of this Draft Final City of Coweta Comprehensive Plan with the following conditions:

1. Action Items finalized and moved to Implementation Matrix.
2. Reformatting of document to make more user-friendly.
3. Scrivener's Errors

Commissioner Kathleen Robinson made a motion to send a recommendation of approval with conditions 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	Absent
Joanna Jones	Yes – to recommend approval
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 7:07 p.m.

Approved:

Chairman

Secretary

Date

**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 20-11 SUP**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 21st day of September 2020.

At the above time and place will be heard CZ 20-11 SUP, a request from Med Pharm Inc., the property owner, and from Med Pharm Inc., the applicant, to establish a Specific Use Permit for a Medical Marijuana Business/Processing Facility for MMJ Products, in an existing building. The property is located at 24683 East State Highway 51. Coweta, OK. Section 27, Township 18 North, Range 15 East:

A part of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State Of Oklahoma, According To The U.S. Government Survey Thereof Being More Particularly Described As Follows To -Witt:

Commencing at the Northeast corner of said NW/4; Thence South 88°41'48" West along the Northerly line of said NW/4 a distance of 674.53 feet to the point of beginning; Thence South 01°25'20" E a distance of 172.86 feet to a point on the Northerly line of State Highway #51; Thence North 68°18'10" W along said line a distance of 172.00 feet; Thence North 18°33'37" E a distance of 112.34 feet to a point on the Northerly line of said NW/4; Thence North 88°41'48" E along said line a distance of 119.80 feet to the Point of Beginning, Containing 20,000.00 Square feet more or less.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the October 5, 2020 City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the specific use permit may be reviewed at the Community Development office of the City of Coweta. Please reference the above case number.

Dated this 20th day of August, 2020 in Coweta Oklahoma.

CZ 20-11 SPECIFIC USE PERMIT



MED PHARM INC. PROPERTY



15E18N22

101st

State Highway 51

15E18N27

Whipperwill

Spring Lake

CZ 20-11 SPECIFIC USE PERMIT



Whipperwill

15E18N22

MED PHARM INC. PROPERTY



101st

Spring Lake

State Highway 51

15E18N27

CZ 20-11 SPECIFIC USE PERMIT



Whipperwill

15E18N22

A-1

MED PHARM INC. PROPERTY

C-4

A-1

101st

Spring Lake

RS-1

RMH

RS-1

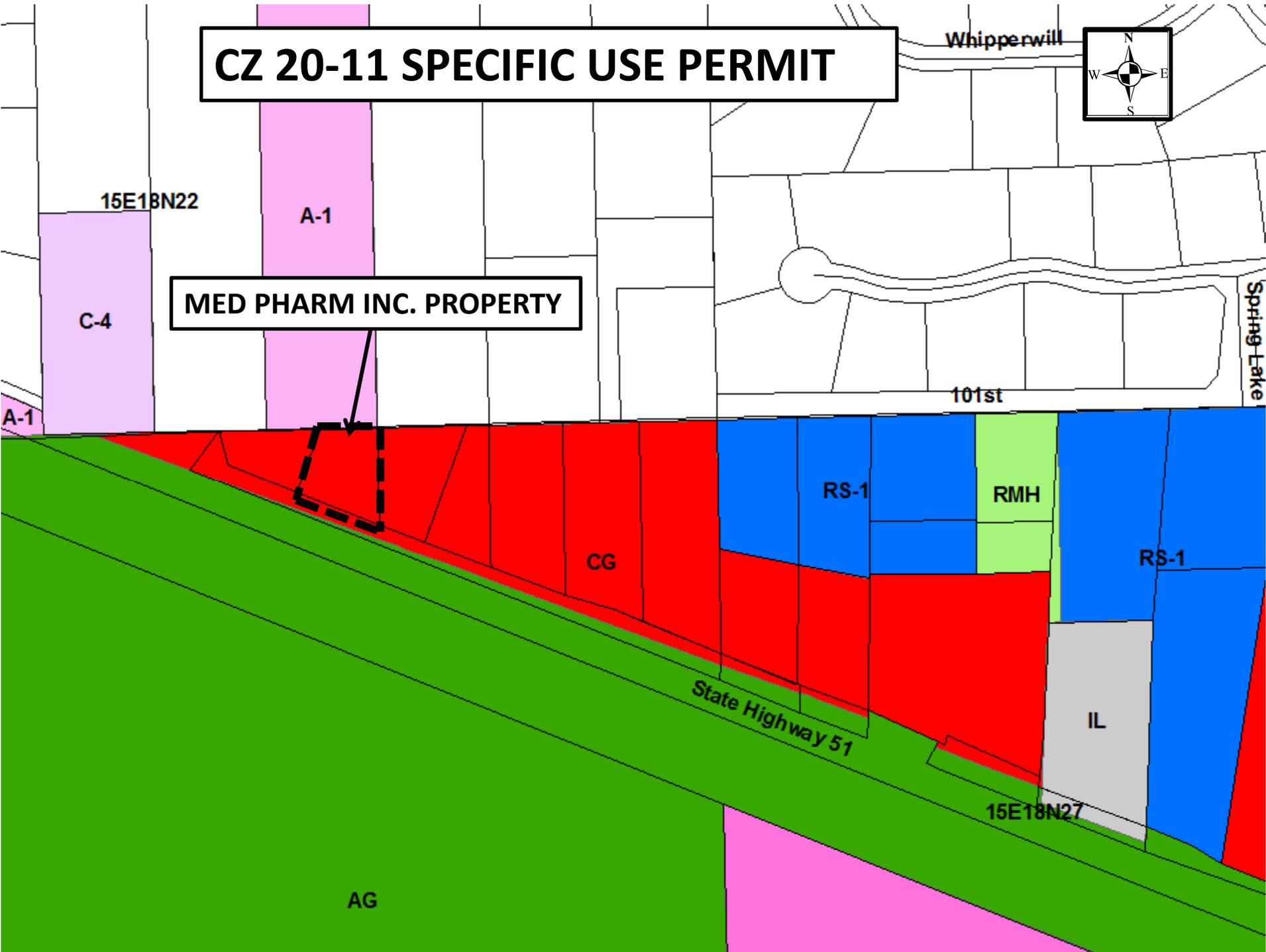
CG

IL

State Highway 51

15E18N27

AG



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 20-12 SUP**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 21st day of September 2020.

At the above time and place will be heard CZ 20-12 SUP, a request from Gnoman LLC, the property owner, and from Gnoman's Creek (Grow), the applicants, to establish a Specific Use Permit for a Medical Marijuana Growing Business, in an existing building on the property zoned Light Industrial (IL). The property is located at 27541 East 121st Street South, Coweta, OK, in Section 36, Township 18 North, Range 15 East:

The East 240 feet of Lot 2, Block 2, CREEK HOLLOW, a subdivision of part of S1/2 of SW1/4 tract of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the recorded plat thereof.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

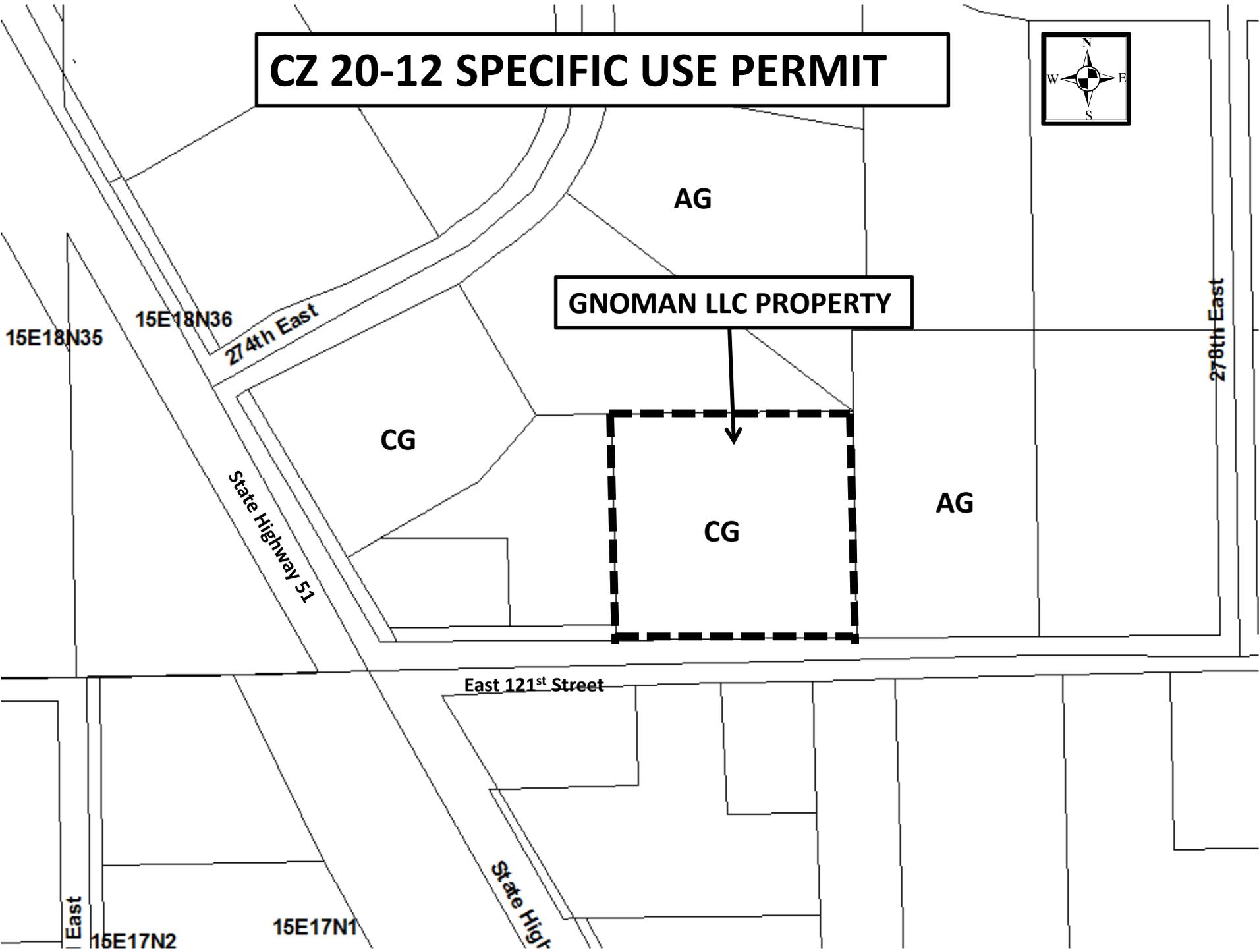
In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the October 5, 2020 City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the specific use permit may be reviewed at the Community Development office of the City of Coweta. Please reference the above case number.

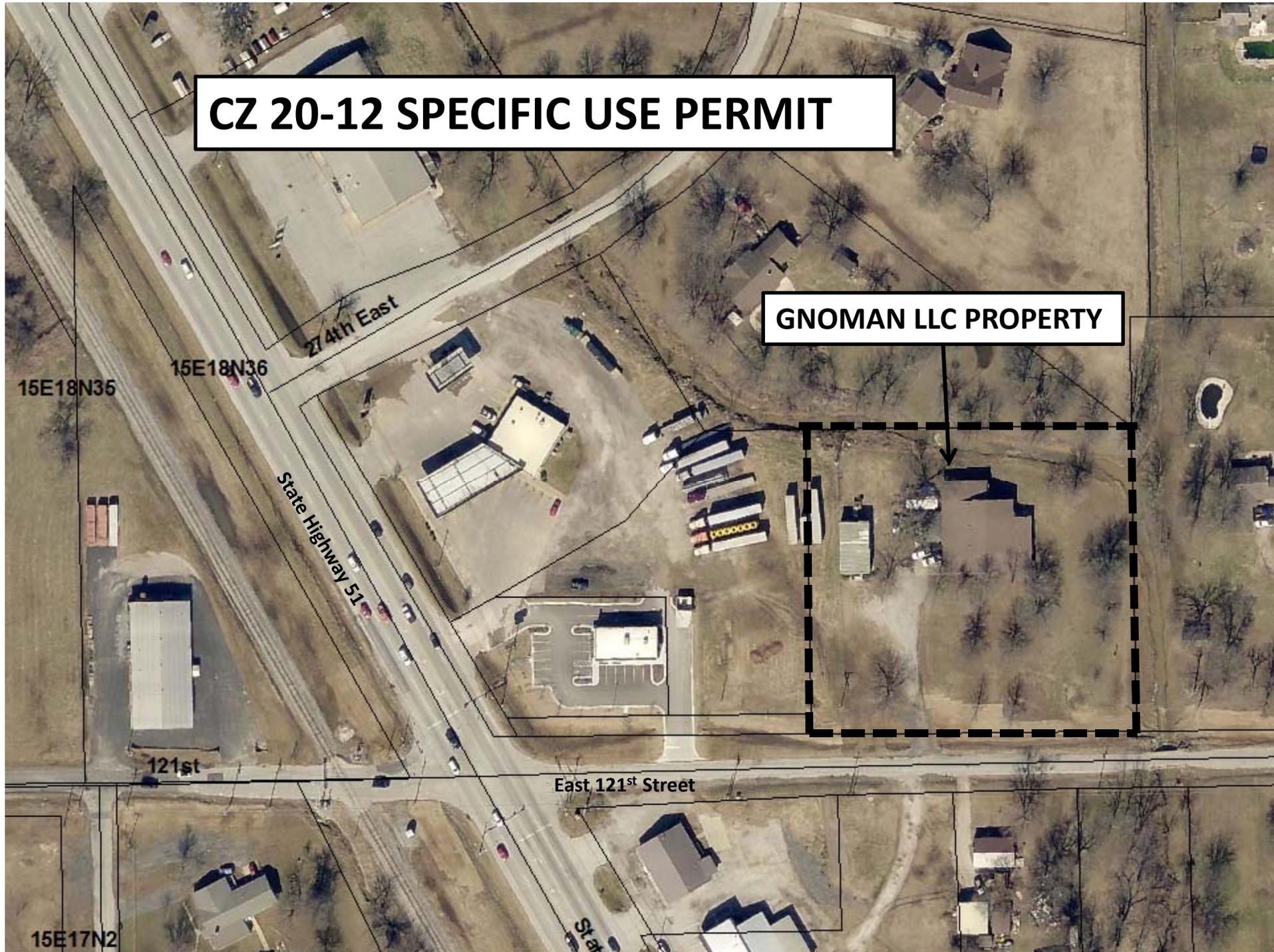
Dated this 27th day of August, 2020 in Coweta Oklahoma.

CZ 20-12 SPECIFIC USE PERMIT



CZ 20-12 SPECIFIC USE PERMIT

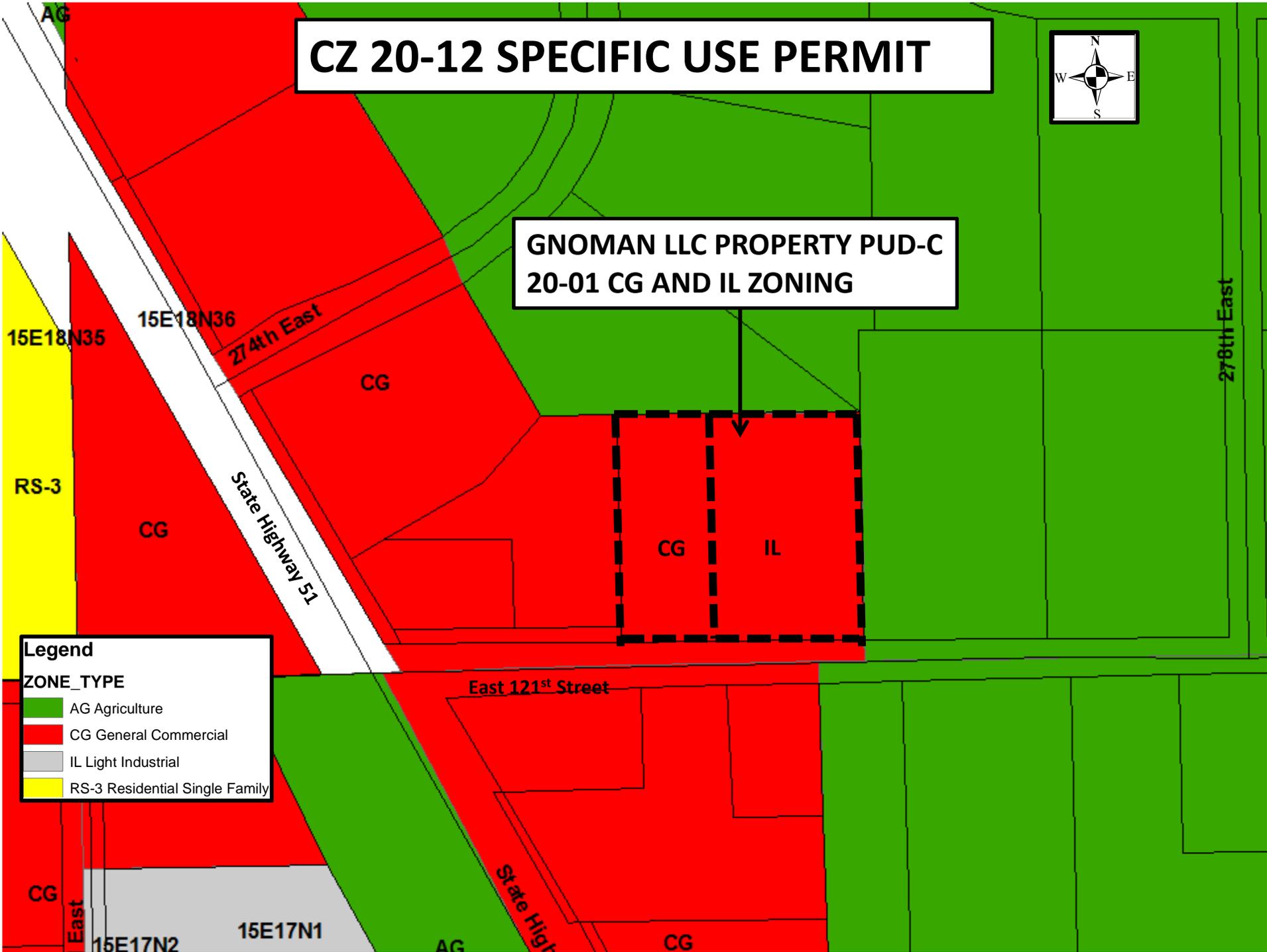
GNOMAN LLC PROPERTY



CZ 20-12 SPECIFIC USE PERMIT



**GNOMAN LLC PROPERTY PUD-C
20-01 CG AND IL ZONING**



Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RS-3 Residential Single Family



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Carolyn Back, Community Development Director
Location: 24683 East State Highway 51
Zoning: PUD - Light Industrial (IL)
Re: Case Number: CZ 20-11 SUP Medical Marijuana Business/Processing Use
Date: 09-21-2020

BACKGROUND

The applicant, MedPharm Inc., is seeking a Specific Use Permit for a Medical Marijuana Business/Processing Use for medical marijuana products, on the property zoned Planned Unit Development (PUD-C 20-02) with Light Industrial (IL) allowed for the processing use. The geographical location is 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, State of Oklahoma.

The property is within a Planned Unit Development (PUD-C 20-02) that allows the existing medical marijuana dispensary. The proposed processing use for edible medical marijuana products requires a Specific Use Permit for the proposed kitchen use and the processing of edible medical marijuana products.

Staff finds this request to be in accordance with the intent and meets the future strategies of the City of Coweta Comprehensive Plan.

STAFF RECOMMENDATION

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Specific Use Permit (CZ 20-11 SUP) for a medical marijuana business/processing use.

Staff recommends approval of the Specific Use Permit (CZ 20-11 SUP) for a medical marijuana business/processing use.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map

CZ 20-11 SPECIFIC USE PERMIT



MED PHARM INC. PROPERTY



15E18N22

101st

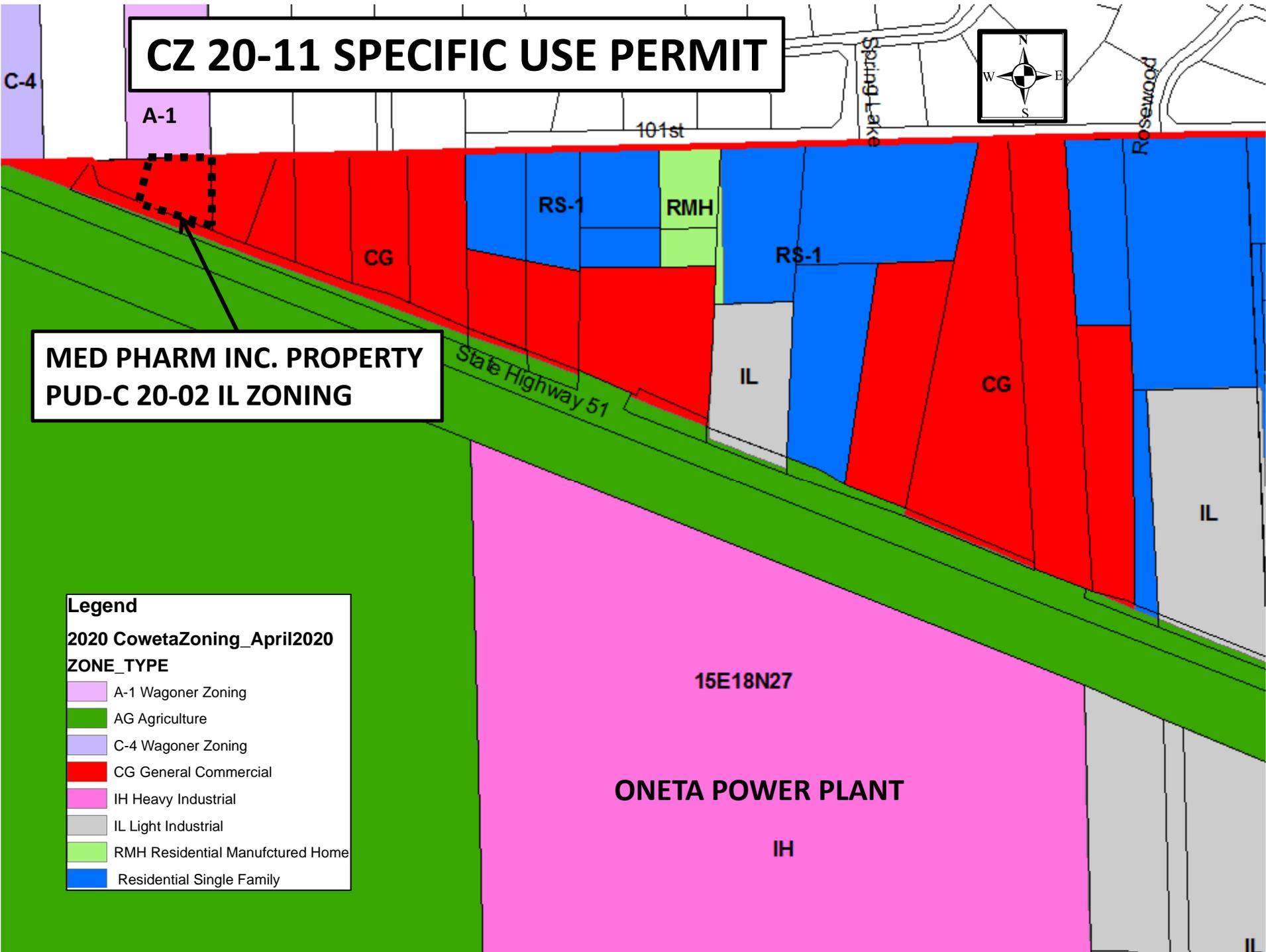
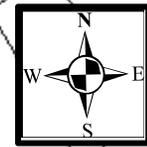
State Highway 51

15E18N27

Whipperwill

Spring Lake

CZ 20-11 SPECIFIC USE PERMIT



**MED PHARM INC. PROPERTY
PUD-C 20-02 IL ZONING**

Legend	
2020 CowetaZoning_April2020	
ZONE_TYPE	
	A-1 Wagoner Zoning
	AG Agriculture
	C-4 Wagoner Zoning
	CG General Commercial
	IH Heavy Industrial
	IL Light Industrial
	RMH Residential Manufactured Home
	Residential Single Family



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Carolyn Back, Community Development Director
Location: 27541 East 121st Street South
Zoning: Light Industrial (IL)
Re: Case Number: CZ 20-12 SUP
Date: 09-21-2020

BACKGROUND

The applicant, Gnoman's, Creek (Grow), is seeking a Specific Use Permit for a Medical Marijuana Business/Growing Use for medical marijuana products, on the property zoned Planned Unit Development (PUD-C 20-01) with Light Industrial (IL) allowed for the growing use. The geographical location is east of the Northeast corner of State Highway 51 and East 121st Street South, at 27541 East 121st Street South, in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The property is within a Planned Unit Development (PUD-C 20-01) that allows the existing medical marijuana dispensary. The proposed growing use requires a Specific Use Permit.

Staff finds this request to be in accordance with the intent and meets the future strategies of the City of Coweta Comprehensive Plan.

STAFF RECOMMENDATION

The Planning Commission can make a recommendation of approval, approval with condition, or denial of the request to the Coweta City Council to establish a Specific Use Permit (CZ 20-12 SUP) for a medical marijuana business/growing use.

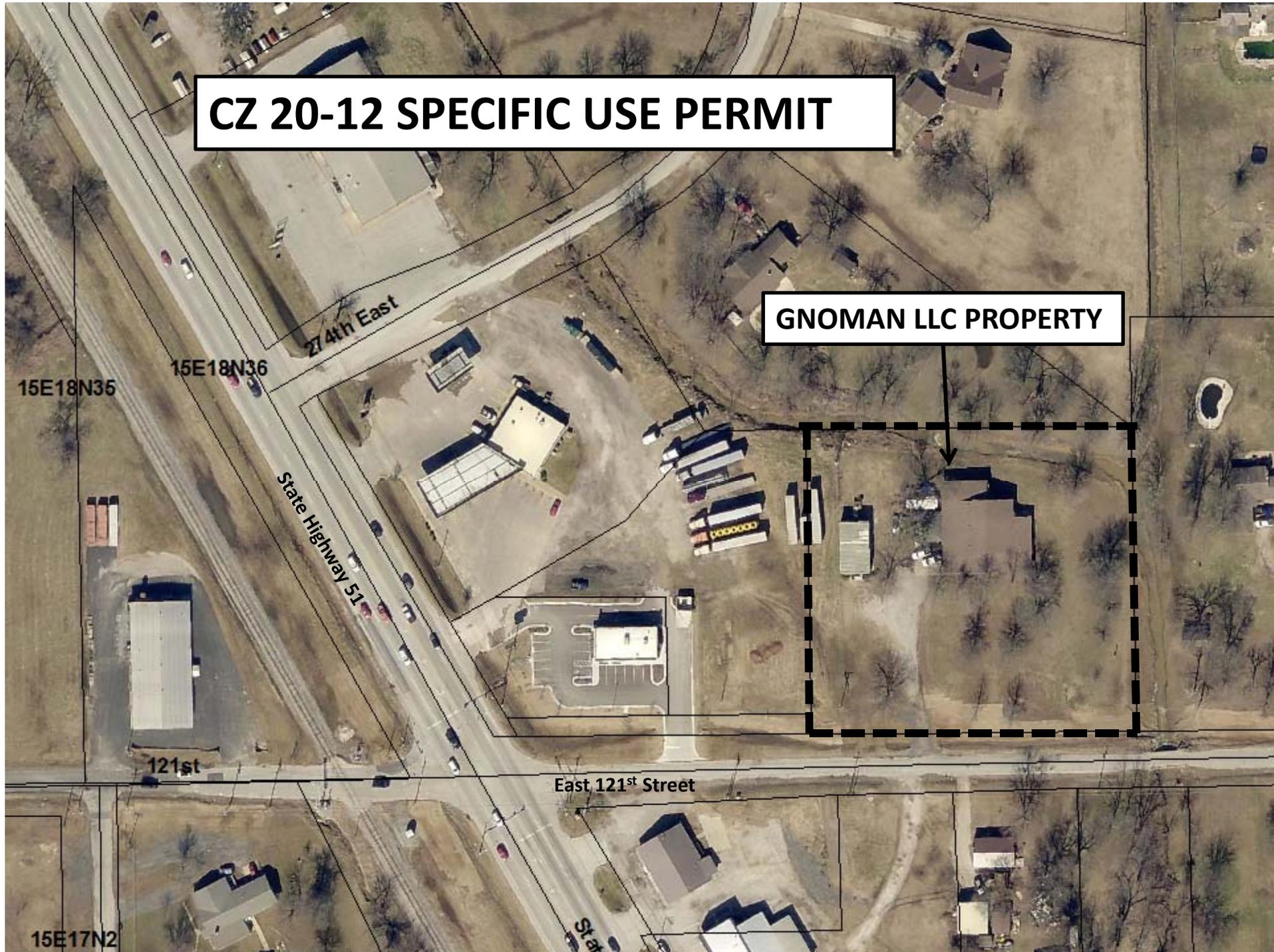
Staff recommends approval of the Specific Use Permit (CZ 20-12 SUP) for a medical marijuana business/growing use.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map

CZ 20-12 SPECIFIC USE PERMIT

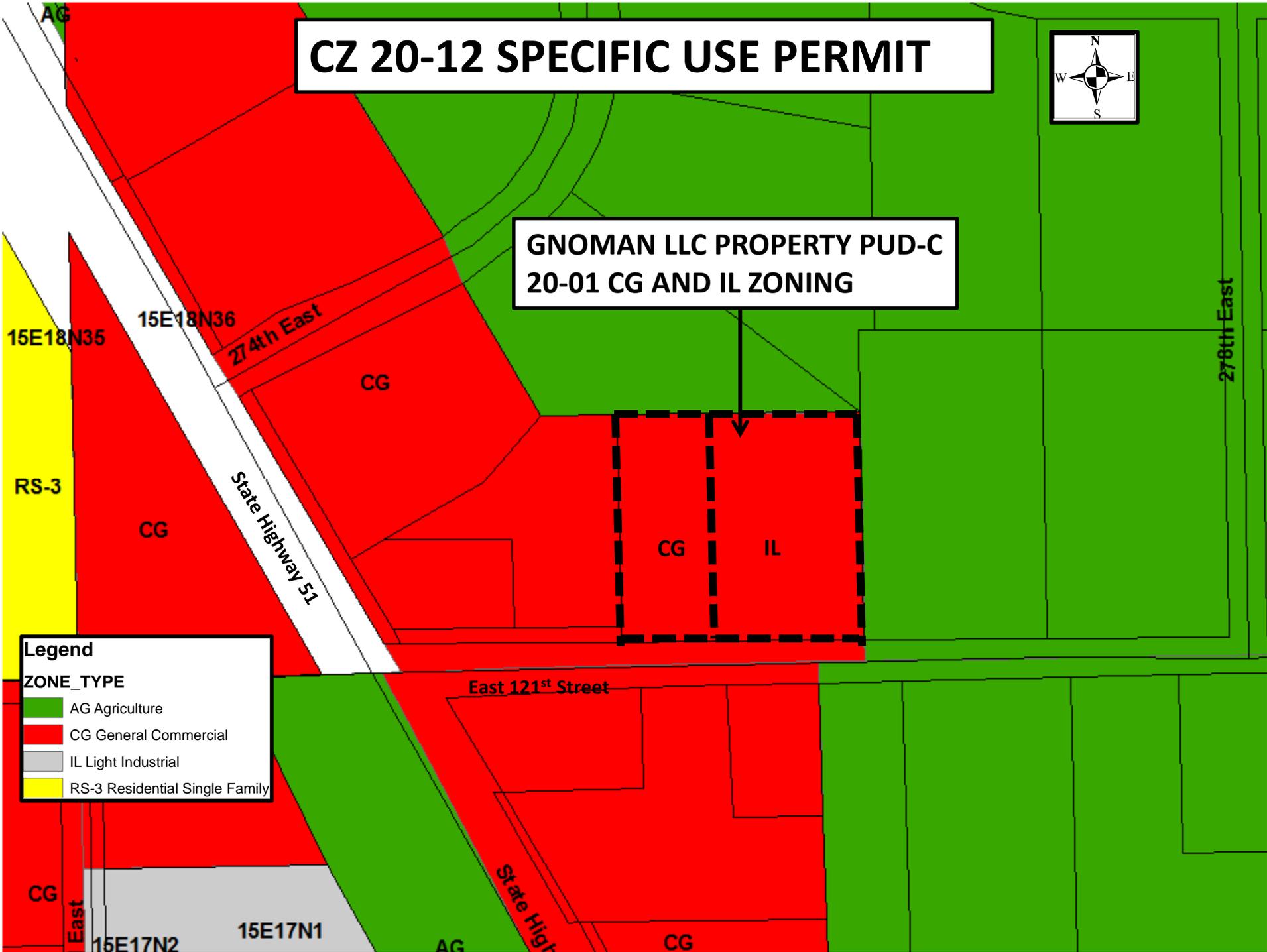
GNOMAN LLC PROPERTY



CZ 20-12 SPECIFIC USE PERMIT



**GNOMAN LLC PROPERTY PUD-C
20-01 CG AND IL ZONING**



Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RS-3 Residential Single Family