



**MINUTES  
COWETA BOARD OF ADJUSTMENT  
COWETA CITY HALL, 310 S. BROADWAY  
TUESDAY, MAY 17, 2021**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:15 p.m.

II. ROLL CALL

Carter Mathews	Present
Kathy Sloat Ahlstrom	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.

III. CONSENT

1. Consideration of the minutes of the regular meeting of February 16, 2021.

Motion was made by Board Member Carter Mathews and seconded by Board Member Melanie Landers to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Not present
Melanie Lander	Yes – to approve

IV. PUBLIC HEARING

1. Public Hearing – CBOA 21-01

Public hearing to accept public comment on CBOA 21-01, a request from Vision Homes of Oklahoma, LLC, seeking a variance of the Coweta Zoning Code, Section 450 Minimum Yard Requirements: (a) Front Yard. The property is zoned RS-3 and is located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, at 27411 East 110<sup>th</sup> Street South, Coweta, Oklahoma.

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

V. OLD BUSINESS

1. CBOA 21-01

Discussion and possible action, including approval, approval with conditions, or denial of CBOA 21-01, a request from Vision Homes of Oklahoma, LLC, for a variance of the Coweta

Zoning Code, Section 450 Minimum Yard Requirements: (a) Front Yard. The property is zoned RS-3 and is located in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, at 27411 East 110<sup>th</sup> Street South, Coweta, Oklahoma.

Community Development Director, Doug Moore, gave the Staff Report, including the reason for the requested variance, and noted that staff recommended approval of the requested variance.

Applicant, Kyle Clavin of Vision Homes of Oklahoma, LLC, was present for this meeting. He addressed the Board, noting that his surveyor recommended a 3-foot variance to cover any possible additional encroachment related to the continued construction of the home.

Motion was made by Board Member Jessica Morris and seconded by Board Member Melanie Lander to approve a 3-foot variance of the Coweta Zoning Code, Section 450 Minimum Yard Requirements: (a) Front Yard, at this property.

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

Carter Mathews	Yes – to approve
Kathy Sloat Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Not present
Melanie Lander	Yes – to approve

#### VI. NEW BUSINESS

#### VII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Board of Adjustment meeting be adjourned. There were no objections. The meeting was adjourned at 6:21 p.m.

Approved:

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**Chairman**

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**Secretary**

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