



**MINUTES**  
**COWETA PLANNING COMMISSION-SPECIAL MEETING**  
**COWETA CITY HALL 310 S. BROADWAY**  
**MONDAY, NOVEMBER 29, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present

Chairperson Jessica Morris requested that the roll be called, and a quorum was declared to be present.

IV. PUBLIC HEARINGS

1. Public Hearing – PUD-02 Amendment

Public hearing to receive public comment on an application for a Major Amendment to Planned Unit Development, PUD-02, on property consisting of approximately 64.84 acres, more or less, located North and West of the intersection of 121<sup>st</sup> Street South and State Highway 51 in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Mr. Erik Enyart, representative for applicant Tanner Consulting, was present for this meeting. He addressed the public and the Commissioners explaining the reason for the application for the Major Amendment.

The floor was opened for public comment.

A number of citizens addressed the Planning Commission to express concerns about the PUD. The concerns expressed are:

- Safety issues, particularly at the intersections of 111<sup>th</sup> Street South and 121<sup>st</sup> Street South with the potential increase in traffic this development would bring. They also are concerned about the entrances to the residential developments that surround this property and the problems increased traffic in the neighborhoods could cause.
- The existing trees provide a natural buffer to the residential neighborhoods that border this property and the residents do not want them removed for development.
- Additional multifamily development is not desirable to the citizens that live near this property.
- Road maintenance. The citizens said they do not see how the city will be able to take care of new roads when the existing roads are not being fixed. One problem mentioned multiple times was a large pothole in Timber Ridge Plaza.

- A new development could reduce the quality of life for those living in nearby neighborhoods and could negatively affect their property value.
- Will Coweta's schools and police force be able to manage the increase in population and potential crime with this new development?
- Existing commercial properties could be negatively affected by new businesses being built nearby and blocking their property from the view of drivers on Highway 51.

Mr. Enyart responded to the concerns of the citizens and offered possible solutions where he could. He also stressed that the plans he presented and displayed at this meeting are conceptual. He stated that this meeting serves as a way to modernize and clarify the plans with detailed development standards.

Community Development Director, Mark Seibold, then addressed the public letting them know that this meeting is their opportunity to review the PUD and negotiate with the developer on their wants and needs. He also stressed the city's need for more commercial revenue and affordable housing. He then asked Mr. Enyart to address the comparison between the 1986 PUD and the proposed amendment presented at this meeting.

Mr. Enyart stated that the 1986 PUD had a quota system when it came to the acreage allotted for different kinds of property uses. With the development that has already taken place within the PUD, that quota system has squeezed out some of the more desirable uses. The PUD amendment unlocks some areas of the PUD to allow higher density uses.

The public hearing portion of the meeting was closed.

## V. OLD BUSINESS

### 1. PUD-02 Amendment

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-02 Major Amendment, on property consisting of approximately 64.84 acres, more or less, located North and West of the intersection of 121<sup>st</sup> Street South and State Highway 51 in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

City Planner, Tom E. Young Jr., read the Staff Report.

Mr. Erik Enyart took questions from the Planning Commission members. Discussion included concerns about the density of the proposed residential multifamily development, maximum building height, landscaping requirements, and road maintenance.

Developer and property owner, Mr. Phil Roland, stood and affirmed the need for continued investment in the area and future development.

Motion was made by Chairperson Jessica Morris and seconded by Commissioner Kathy Sloat-Ahlstrom to send a recommendation of approval of PUD-02 Amendment to the Coweta City Council with the following conditions:

1. Amend application to clarify a maximum of 25 dwelling units per acre (for Multi-family), or portion thereof.
2. The 50-foot landscape buffer concurrent with 17.5 feet of undisturbed landscaping adjacent to this PUD and adjacent residential uses. Landscaping will comply with street yard requirements (1 tree / 1,500 SF of zoning setback area).
  - a. Developer is to "make all efforts to preserve existing trees and only remove and replace with minimum landscaping trees per #2 above] if necessary."
3. The entrances connecting to existing subdivisions will be emergency access where gate will

be installed and maintained by property owner where approved by the Coweta Fire Chief.  
4. Amend application to reflect maximum 4 stories or 45 feet building height, residential and nonresidential.

a. “\*\*\*Buildings greater than 75 feet...” Replace 75 feet with 45 feet., Page 7 of PUD application.

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

Carter Mathews	Abstention
Kathy Sloat-Ahlstrom	Yes – recommendation of approval with conditions
Jessica Morris	Yes – recommendation of approval with conditions
Joanna Jones	Yes – recommendation of approval with conditions
Melanie Lander	Yes – recommendation of approval with conditions

VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:49 p.m.

Approved:

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**Chairman**

\_\_\_\_\_  
**Secretary**

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