



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, JUNE 20, 2022, 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

Bruce Watkins	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present
Jennifer Taylor	Present

Chairperson Jessica Morris 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 May 16, 2022.

Motion was made by Commissioner Jessica Morris to approve Consent Agenda. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Jennifer Taylor	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-04

Public hearing to receive public comment on CZ 22-04, an application to change the zoning designation from RS-3 (Residential Single-Family) to AG (Agriculture) for property located East of State Highway 72 and West of Woodland View II, with a legal address of S/2 of Lot 4 and S/2 of the N/2 of Lot 4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, and part of the E/2 of the SW/4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris announced that this item has been withdrawn from the agenda and will not be heard.

VI. OLD BUSINESS

1. CLS 22-01

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-01, on property located in CeeJay Acres, lot seventeen (17), being a subdivision of part of the South Half of the Northwest Quarter (S/2 NW/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. (Mark Seibold, Community Development Director)

Chairperson Jessica Morris read the item. City Planner, Tom E. Young, Jr., discussed the Staff Report. The applicant, Kyle Clavin of Vision Homes of Oklahoma, was present for the meeting.

Chairperson Jessica Morris asked Mr. Clavin what the size of the lots would be after the split. He answered that each lot would be a little bigger than a half acres. Ms. Morris also asked him if the plan is to build homes on the lots. Mr. Clavin answered yes, that is the plan.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-01 to the City Manager. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

2. CLS 22-02

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the City Manager of a Minor Subdivision in accordance with Sections 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-02, on property located in CeeJay Acres, lot eighteen (18), being a subdivision of part of the South Half of the Northwest Quarter (S/2 NW/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. (Mark Seibold, Community Development Director)

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Commissioner Melanie Lander clarified with the applicant, Mr. Clavin, that he is wanting to split two lots into four. Mr. Clavin replied that that is what he is hoping to do.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-02 to the City Manager. That motion was seconded by Commissioner Melanie Lander.

Motion passed by a vote of 5-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

3. CZ 22-04

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application to change the zoning designation from RS-3 (Residential Single-Family) to AG (Agriculture) for property located East of State Highway 72 and West of Woodland View II, with a legal address of S/2 of Lot 4 and S/2 of the N/2 of Lot 4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, and part of the E/2 of the SW/4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

It was again noted by Chairperson Jessica Morris that this item was withdrawn from the agenda and would not be heard.

4. Subdivision Regulations Update

Discussion on forthcoming proposed changes to the City of Coweta's Subdivision Regulations for Planning Commission review. (Mark Seibold, Community Development Director)

Community Development Director Mark Seibold held a discussion on the upcoming subdivision regulations update. He handed out a draft of the update for the Commissioners to review.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:09 p.m.

Approved:

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**Chairman**

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**Secretary**

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