



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, NOVEMBER 21, 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	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

Commissioner Melanie Lander requested that the roll be called, and a quorum was declared to be present.

Due to insufficient notice as required by Title 11 of the State of Oklahoma, a motion was made by Commissioner Jessica Morris to move to recess and reconvene on December 19, 2022, at 6:00 PM. That motion was seconded by Commissioner Melanie Lander.

Bruce Watkins	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

MONDAY, DECEMBER 19, 2022, 6:00 PM

The meeting was reconvened from the November 21, 2022, Planning Commission Meeting.

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	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

Commissioner 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 October 17, 2022, and October 24, 2022.

Motion was made by Commissioner Melanie Lander to approve Consent Agenda. That motion was seconded by Commissioner Tim Ahlstrom.

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

Bruce Watkins	Not present
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-06 SUP

Public Hearing to accept public comment on an application to establish a Specific Use Permit (SUP) CZ 22-06 SUP for a for an enclosed Recreational Vehicle (RV) Mini-Storage and Office or Warehousing Space on the property zoned PUD-R 13-02 located in Section 35, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, in The Coweta Crossing South 45 Commercial Subdivision, Coweta Oklahoma.

Chairperson Jessica Morris read the agenda item. The floor was opened for public comments.

JR Donelson, Inc. the applicant was present for this meeting.

Jeff King 11657 S 272nd E Ave came forward to address the commission with concerns does not think the Mini-Storage represents PUD for Retail/Restaurant's, does not like potential lights shing on his property. Too much mini-storage development already.

Angela King 11657 S 272nd E Ave came forward to address the commission with concerns about lights and flooding.

Malynne King 11657 S 272nd E Ave came forward to address the commission with concerns about the lights, flooding, construction nose.

Ryan Bishop 13122 S 275th E Ave was present for this meeting, he advised that the lights will not go towards the neighborhood and that the buildings will have directional lights shining down.

The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 22-06 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application to establish a Specific Use Permit (SUP) CZ 22-06 SUP for a for an enclosed Recreational Vehicle (RV) Mini-Storage and Office or Warehousing Space on the property zoned PUD-R 13-02 located in Section 35, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, in The Coweta Crossing South 45 Commercial Subdivision, Coweta Oklahoma.

Chairperson Jessica Morris read the agenda item.

Community Development Supervisor, Robyn Murray, discussed the Staff Report, a Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage and office or warehousing space. The applicant believes the Recreational Vehicle (RV) Mini Storage use in an enclosed building would not detract from the PUD-R 13-02 Development Standard for Area A (i.e., restaurants, commercial retail, entertainment, and office uses).

Staff recommends approval of the request to establish a Specific Use Permit under the following conditions:

1. The area of the parcel devoted to planned and intended uses as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
2. The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials.
 - a. The purpose of screening walls is to help maintain a compatible relationship between certain land uses, particularly for nonconforming uses.

The applicant, Mr. JR Donelson, advised the Corps of Engineers advised not to touch the Coweta Creek, the current detention pond works. He advised that the market for Restaurants was none, if anyone wants to buy the lot for a Restaurants. He advised the Subdivision Developer has paid for the traffic light and hopes to have the traffic count sometime next year.

Motion was made by Commissioner Jessica Morris on a recommendation for approval with conditions the request of CZ 22-06 SUP Commissioner Tim Ahlstrom seconded that motion.

The conditions were as follows:

- The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, shall fully screen the storage areas from the view of public roadways using traditional fencing materials, such as brick, masonry, or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The area marked "Outdoor parking" on the back triangle of the lot shall be retained for green space.
- The developer shall make an attempt to add additional green space to the site plan.
- A revised site plan shall come before the board.

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

Bruce Watkins	Not present
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Tim Ahlstrom	Yes – to recommend approval

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 7:09 p.m.

Approved:

Chairperson

Secretary

Date