



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JANUARY 16, 2023, 6:00 PM**

I. CALL TO ORDER

Chairperson Joanna Jones called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent
Joanna Jones	Present
Krists Rentie	Present
Tim Ahlstrom	Absent

Commissioner Joanna Jones 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 November 21, 2022 and December 19, 2022.

Motion was made by Commissioner Bruce Watkins to approve Consent Agenda. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 3-0 with the following votes cast:

Bruce Watkins	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Krists Rentie	Yes – to approve
Tim Ahlstrom	Not present

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 to establish a Specific Use Permit 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 Joanna Jones read the agenda item.

There were no citizens in attendance for this meeting and no correspondence from any citizen regarding this project was received prior to this meeting.

Ryan Bishop 13122 S 275th E Ave was present for this meeting, he advised the planning commission members of the revised site plan for his SUP request.

Community Development Supervisor, Robyn Murray, discussed the Staff Report, and revised site plan for the Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage and office or warehousing space.

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

Based on these changes, staff recommends approval based on the following conditions:

- 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.
- 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 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 back triangle are of the lot shall be retained for green space.

Motion was made by Commissioner Bruce Watkins a recommendation for approval with conditions the request of CZ 22-06 SUP Commissioner Joanna Jones 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.
- 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 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 back triangle are of the lot shall be retained for green space.

Motion passed by a vote of 3-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Not present
Joanna Jones	Yes – to recommend approval
Krists Rentie	Yes – to recommend approval
Tim Ahlstrom	Not present

1. CLS 22-07 Minor Subdivision

Discuss and possible action on a recommendation of approval, approval with conditions, or denial of a Minor Subdivision, Case No. CLS 22-07, a request from Grounded Homes, LLC., on property located at 30157 East 149th Street South, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Joanna Jones read the agenda item. City Planner, Tom E Young Jr Discussed the Staff report.

Motion was made by Commissioner Bruce Watkins to send a recommendation of approval of CLS 22-07 to the City Manager. That motion was seconded by Commissioner Kristis Rentie

Motion passed by a vote of 3-0 with the following votes cast:

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Not present
Joanna Jones	Yes – to recommend approval
Kristis Rentie	Yes – to recommend approval
Tim Ahlstrom	Not present

VI. NEW BUSINESS

VII. ADJOURNMENT

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

Approved:

Chairperson

Secretary

Date