



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, AUGUST 17, 2020, 6:00 PM**

**I. CALL TO ORDER**

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander 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 June 22, 2020.**

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

**2. Consideration of the minutes of the special meeting of July 28, 2020.**

Motion was made by Commissioner Kathleen Robinson and seconded by Commissioner Melanie Lander to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing-Planned Unit Development (PUD) PUD-C 20-02

Public Hearing to accept public comment on an application for a Planned Unit Development, PUD-C 20-02, on property consisting of approximately 20,000 square feet, more or less, in Coweta, Oklahoma located South of East 101<sup>st</sup> Street South and East State Highway 51, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 24683 East State Highway 51.

Applicant, Denise Mink, was present for this meeting. She addressed those in attendance about her proposed plan to have a kitchen to process medical marijuana edibles in her facility. Community Development Director, Carolyn Back, noted that staff is in favor of making a recommendation of approval with conditions listed in the staff report to the Coweta City Council.

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

2. Public Hearing-Draft Final Comprehensive Plan Update

Public Hearing to accept public comment regarding the City of Coweta draft final Comprehensive Plan (continued from the July 28, 2020 Special Meeting of the Coweta Planning Commission).

A presentation was given by Scott Bruce, representing the Indian Nation Council of Governments (INCOG), regarding the draft final City of Coweta Comprehensive Plan update. Community Development Director, Carolyn Back, noted that staff is in favor of making a recommendation of approval of the draft final City of Coweta Comprehensive Plan to the City Council.

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

VI. OLD BUSINESS

1. Building Code Adoption Ordinance

Discussion and possible action on the recommendation of approval, approval with conditions, or denial of a proposed ordinance amending Part 5 of the City of Coweta, Oklahoma Code of Ordinances, Sections 5-101(A), 5-101(B), 5-201, 5-302, 5-303, 5-501, 5-701, 5-801 relating to adoption of certain sections of construction codes.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval of the proposed ordinance.

Commissioner Carter Mathews made a motion to send a recommendation of approval with conditions recommended by staff to the Coweta City Council. Commissioner Joanna Jones seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

2. Planned Unit Development (PUD) PUD-C 20-02

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-C 20-02, on property consisting of approximately 20,000 square feet, more or less, in Coweta, Oklahoma located South of East 101<sup>st</sup> Street South and East State Highway 51, in Section 27, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, with a physical address of 24683 East State Highway 51.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommends approval with the conditions listed therein.

Commissioner Kathleen Robinson made a motion to send a recommendation of approval with conditions recommended by staff to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

3. The Woods Subdivision-Sketch Plan

Discussion regarding conceptual sketch plan and conceptual utility layout submitted for The Woods, a proposed subdivision within the City of Coweta, as part of a Planned Unit Development (PUD-R 13-02) located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the Staff Report and noted that staff recommended the Planning Commission review The Woods conceptual sketch plan and conceptual utility layout along with the comments received from the Technical Advisory Committee. Ms. Back also noted that no Planning Commission action would be made on this item at this meeting.

Mr. Ricky Jones, a representative of Tanner Consulting, LLC, was present for this meeting. Mr. Jones gave a presentation to the Planning Commission on the conceptual sketch plan and utility layout. Mr. Jones requested, if it applied, a collective, nonbinding statement of support from the Planning Commission that they could take back to their client. The City Attorney, Ronald Cates, gave the Commissioners approval of this request. The Commissioners were mostly supportive of The Woods conceptual sketch plan with one Commissioner being concerned about the potential population density. To that concern, Mr. Jones noted that the sketch plan met all RS-2 zoning requirements.

4. CLS 20-05 Minor Subdivision

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council of a request for a Minor Subdivision, Case No. CLS 20-05, on property located at 208 North Atoka Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Carter Mathews made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Kathleen Robinson seconded that motion.

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

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

5. CLS 20-06 Lot Combination

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council of a request for a lot combination, Case No. CLS 20-06, on property located at 208 North Atoka Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Carter Mathews made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Joanna Jones seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

6. CLS 20-07 Lot Combination

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council of a request for a lot combination, Case No. CLS 20-07, on property located at 208 North Atoka Avenue in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Community Development Director, Carolyn Back, discussed the staff report and noted that staff recommended approval of this request.

Commissioner Joanna Jones made a motion to send a recommendation of approval to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

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

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

7. Comprehensive Plan Update

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council regarding the adoption of the updated DRAFT Final City of Coweta Comprehensive Plan.

Community Development Director, Carolyn Back, gave the Staff Report and noted that staff recommended approval of this Draft Final City of Coweta Comprehensive Plan with the following conditions:

1. Action Items finalized and moved to Implementation Matrix.
2. Reformatting of document to make more user-friendly.
3. Scrivener's Errors

Commissioner Kathleen Robinson made a motion to send a recommendation of approval with conditions to the Coweta City Council. Commissioner Carter Mathews seconded that motion.

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

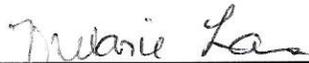
Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 7:07 p.m.

Approved:

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

9/21/2020  
Date