



Coweta Metropolitan Area Planning Commission Minutes

Date: June 22nd, 2020

Time: 6:30pm

Location: 216 South Broadway, Coweta, OK

1. Call to Order: 6:35PM

2. Roll Call

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	PRESENT
SANDRA FARMER	PRESENT
JOEL FISCHER	ABSENT
JIM GUESS	PRESENT
CHAD JESTER	PRESENT
CHARLES CAMPBELL	PRESENT
CHESTER ULLRICH	ABSENT

3. Approval or correction to the minutes from May 18, 2020.

- a. MOTION TO APPROVE: CAMPBELL
- b. SECOND: JESTER
- c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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4. Approve or disapprove the zoning map amendment, WCZ #20-20. Location: East of 225th East Ave. and south of 101st Street, Broken Arrow, OK.
 - a. MOTION TO APPROVE: JESTER
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

5. Approve, conditionally approve, or disapprove the subdivision of land request, Case #33-20. Location: north 50th street west, Porter, OK.
 - a. MOTION TO APPROVE: JESTER
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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6. Case #6-20-Subdivision of land via plat waiver for Gary Dill. Location: 212th east avenue, Coweta, OK
 - a. MOTION TO APPROVE: JESTER
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

7. Approve or disapprove the zoning map amendment, WCZ #17-20. Location: south of 211th street, on the west side of 315th, Coweta, OK.
 - a. MOTION TO APPROVE: JESTER
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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8. Approve, conditionally approve, or disapprove the subdivision of land request, Case #34-20. Location: south of 211th street, on the west side of 315th, Coweta, OK.
- MOTION TO APPROVE: JESTER
 - SECOND: GUESS
 - ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

9. Approve or disapprove the zoning map amendment, WCZ #21-20. Location: between 131st & 141st, on the west side of 225th, Coweta, OK.
- MOTION TO APPROVE: GUESS
 - SECOND: BRYANT
 - ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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10. Approve or disapprove the zoning map amendment, WCZ #22-20. Location: south of 151st and east of 257th, Coweta, OK.
- a. MOTION TO DISAPPROVE: CAMPBELL
 - b. SECOND: JESTER
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

11. Approve, conditionally approve, or disapprove the subdivision of land request, Case #30-20. Location: east side of 365th east avenue, Porter, OK.
- a. MOTION TO APPROVE: BRYANT
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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12. Approve, conditionally approve, or disapprove recommendation to the Wagoner County Board of Commissioners regarding the proposed subdivision regulation amendments to Sections 100, 207, 400, and 700 specifically related to plat-waivers, review fees, lot-splits, and definitions.
- a. MOTION TO APPROVE: BRYANT
 - b. SECOND: CAMPBELL
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

13. Approve, conditionally approve, or disapprove recommendation to the Wagoner County Board of Commissioners regarding the proposed zoning amendments to Chapter 2-15 and Chapter 22 with adoption of a Permitted Use Table and Bulk and Area Use Table.
- a. MOTION TO APPROVE: JESTER
 - b. SECOND: BRYANT
 - c. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT



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14. Discussion and possible action regarding further subdivision regulation updates related to format, clarity, engineering requirements, and the platting process as it relates to consistency with the zoning code.

a. NO ACTION

15. Old business

a. Approve or disapprove subdivision of land via plat wavier for Detra Younger. Location: ½ a mile north of 161st Street on the East side of 225th East Avenue, Coweta, OK.

i. MOTION TO APPROVE: CAMPBELL

ii. SECOND: JESTER

iii. ROLL-CALL:

MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISCHER	ABSENT
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	ABSENT

16. New Business

17. Adjournment

b. MOTION TO APPROVE: FISCHER

c. SECOND: CAMPBELL

d. ROLL-CALL:



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MEMBER	YES/NO
CURTIS BRYANT – CHAIR	YES
SANDRA FARMER	YES
JOEL FISHCER	YES
JIM GUESS	YES
CHAD JESTER	YES
CHARLES CAMPBELL	YES
CHESTER ULLRICH	YES

The meeting was adjourned at 8:20 pm.