



# Wagoner County Board of Adjustment Minutes

**Date:** April 20, 2021

**Time:** 6:00 pm

**Location:** 301 South Grant Avenue, Wagoner, OK, Wagoner Civic Center

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1. Call to Order: 6:00 pm by Chairman Shook
2. Roll Call: Quorum declared present

MEMBER	PRESENT/ABSENT
DAN DAVID	PRESENT
EDDIE HERNDON	PRESENT
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	PRESENT

3. Approval or correction to the minutes from March 16, 2021.
  - a. MOTION TO APPROVE: DAVID – AS WRITTEN
  - b. SECOND: SHOOK
  - c. ROLL-CALL:

MEMBER	YES/NO
DAN DAVID	YES
EDDIE HERNDON	YES
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES



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4. Grant or deny, BOA #10-21-Ben & McKenzie Haff, variance request to the bulk and area use setback. Location: 73792 S. 340 Rd, Wagoner, OK.
  - a. MOTION TO APPROVE: DAVID
  - b. SECOND: SHOOK
  - c. ROLL-CALL:

MEMBER	YES/NO
DAN DAVID	YES
EDDIE HERNDON	YES
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES

5. Grant or deny, BOA #11-21-Chad Eiden, map interpretation of Lake Park Addition. Location: 72119 S. 321 Rd, Wagoner, OK.

DISCUSSION: The WMAPC was established in 1981. There are several plats and other conveyances in the county that were adopted into the WMAPC as AG zoning districts are non-conforming and the regulations governing those zoning districts restrict usage of many smaller lots and also go against the intention of the developer. Some plats outline covenants that display intended use and purpose of lots that don't align with current zoning district classification.

In order to correct some of these errors and to afford property owners full usage of their property as it was intended or as it is currently used, the Board of Adjustment will systematically complete Map Interpretation efforts for all of the Wagoner County Lake Area over a period of months at regularly scheduled BOA meetings; the areas most affected by the above mentioned issued. This map interpretation will not result in a ZONING MAP AMENDMENT; however, it will result in guidance governing development in these areas specifically related to:

- 1) Authorization of mobile homes
- 2) Bulk and Area Regulations
- 3) Continuance and improvement of commercial and industrial operations



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In the case above, the BOA determined that Mr. Eiden’s current use is RST, residential with mobile homes authorized. The current zoning is AG-nonconforming lot of record. This map interpretation will afford the applicant to make improvements to the lot to include mobile homes.

- a. MOTION TO ALLOW THE RECOMMENDED USE OF RST: SHOOK
- b. SECOND: DAVID
- c. ROLL-CALL:

MEMBER	YES/NO
DAN DAVID	YES
EDDIE HERNDON	YES
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES

- 6. Grant or deny, BOA #13-21-Keston & Brittany Jenkins, variance request to Section 3.2. Location: 40786 E. 211<sup>th</sup> St. So., Porter, OK.

- a. MOTION TO APPROVE: SHOOK
- b. SECOND: HERNDON
- c. ROLL-CALL:

MEMBER	YES/NO
DAN DAVID	YES
EDDIE HERNDON	YES
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT



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CHRIS SHOOK	YES
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7. New business – NO NEW BUSINESS

8. Adjournment

- a. MOTION TO ADJOURN: SHOOK
- b. SECOND: HERNDON
- c. ROLL-CALL:

MEMBER	YES/NO
DAN DAVID	YES
EDDIE HERNDON	YES
CECIL KUSLER	ABSENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES

The meeting was adjourned at 6:39 PM.