



# Wagoner County Board of Adjustment Minutes

**Date:** May 18, 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	PRESENT
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	PRESENT

3. Approval or correction to the minutes from April 20, 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	YES
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES



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4. Grant or deny, BOA #14-21-HCB Investments LLC, variance request to the AG dimensional requirements. Location: West of 25<sup>th</sup> Street North, on the South side of 90<sup>th</sup> Street North, Okay, OK.
  - a. MOTION TO APPROVE: DAVID
  - b. SECOND: SHOOK
  - c. ROLL-CALL:

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

5. Grant or deny, BOA #15-21-Robert Cervantez, variance request to Section 3.2. Location: 15389 South 193<sup>rd</sup> East Avenue, Broken Arrow, OK.
  - a. MOTION TO APPROVE: SHOOK
  - b. SECOND: HERNDON
  - c. ROLL-CALL:

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



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CHRIS SHOOK	YES
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6. Grant or deny, BOA #16-21-Brock & Melissa Allison, map interpretation of Bonnie Dean Subdivision. Location: East of 63<sup>rd</sup> Street East, on the South side of 82<sup>nd</sup> Street North, Okay, OK.

- 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	YES
CAROLYN MCCLELLAN	ABSENT
CHRIS SHOOK	YES

7. Map interpretation of the Toppers unincorporated area in Wagoner County.

DISCUSSION: A map interpretation is not a zoning map amendment; it is merely a view of the lots that would allow the continued use “as is”. The interpretation does not authorize subdivision of land under the interpreted use criteria, just authorization to build and replace manufactured and modular homes. Zoning map amendments in the future will be from AG to the intended use and will go to the Planning Commission as such.

DEQ will authorize septic on lots that have been subdivided less than 22,500SF prior to 1974 if the septic will fit on the lot physically, that goes for either aerobic or septic. The Planning and Zoning office will still require a signed authorization from DEQ to issue a permit.

- a. MOTION TO ALLOW THE RECOMMENDED USE AS IS: SHOOK
- b. SECOND: KUSLER
- c. ROLL-CALL:



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

8. New business – NO NEW BUSINESS

9. Adjournment

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

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

The meeting was adjourned at 6:56 PM.