



Wagoner County Board of Adjustment Minutes

Date: August 17, 2021

Time: 6:00 pm

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

1. Call to Order: 6:00 CHAIRMAN SHOOK
2. Roll Call:

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

3. Approval or correction to the minutes from July 20, 2021.
 - a. MOTION TO APPROVE: SHOOK
 - b. SECOND: DAVID
 - c. ROLL-CALL:

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



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4. Map Interpretation of the Rocky Point unincorporated area in Wagoner County.

DISCUSSION: A map interpretation is not a zoning map amendment; it is merely a view of the lots in the subject area to allow the continued use “as is” if:

- 1) the original intent of the plat and current use are consistent
- 2) If the original intent of the plat and current use have been ongoing from the time of platting
- 3) And if the platting took place prior to the establishment of the planning commission

No action was taken on Lou Ann Subdivision No. 2 due to disagreements of residents as to the intent of the neighborhood as established and the previously authorized placement of mobile homes without a Map Interpretation or correct Zoning Map Amendment during the early to mid-2000s. Lou Ann Subdivision No. 2’s use will remain as required by AG nonconforming lots of record until such time as owners in the plat seek a zoning map amendment.

The map interpretation does not authorize subdivision of land under the interpreted use criteria. Zoning Map Amendments in the future will be from AG to the intended use and will go to the Planning Commission as such.

- a. MOTION TO APPROVE MAP AS PRESENTED WITH THE EXCEPTION OF LOUANN SUB. NO. 2 TO REMAIN INTERPRETED AS AG NON-CONFORMING LAND USE: DAVID
- b. SECOND: MCCLELLAN
- c. ROLL-CALL:

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

5. New business



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- a. Grant or deny, BOA #22-21-Judy Wall, variance request for flag lot. Location: 24180 E. 98th St. So., Broken Arrow, OK.
- a. MOTION TO APPROVE: MCCLELLAN
- b. SECOND: SHOOK
- c. ROLL-CALL:

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

6. Adjournment

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

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



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CHRIS SHOOK	YES
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Meeting was adjourned at 7:09 PM.