



Wagoner Metro Area Planning Commission Agenda

Date: June 28, 2022

Time: 6:00 pm

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

1. Call to Order
 2. Roll Call
 3. Approval or correction to the minutes from May 31, 2022.
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PUBLIC HEARING

*First the Wagoner Metro Area Planning Commission will hear from the staff for an explanation of the agenda item, the physical facts of the property under application, and the surrounding property followed by the presentation of the staff's recommendation. The Wagoner Metro Area Planning Commission will then hear from the applicant, a presentation not to exceed 15 minutes. Next the Wagoner Metro Area Planning Commission will hear from any interested parties; a time limit may be imposed for each speaker. If there are several who wish to speak please do not repeat comments of previous speakers. **If you wish to speak please use the sign in sheet located at the entrance of the room.** For the record, you will walk up to podium state your name and address when you come up to speak. Finally, the Wagoner Metro Area Planning Commission will hear the applicant's rebuttal, if any, not to exceed 5 minutes. During the hearing the Wagoner Metro Area Planning Commission may ask questions of staff, the applicant, or interested parties. After all interested parties have spoken the public hearing will close for each agenda item. After the public hearing is closed staff may present any clarifications on the matters brought up by any interested parties as directed by the Wagoner Metro Area Planning Commission members. The chairman will then entertain a motion and a second on the agenda item, at which point further discussion may be had prior to roll-call by Wagoner Metro Area Planning Commission members only.*

4. Public Hearing on a petition to amend the zoning of undeveloped property located at the northeast corner of S Proctor Avenue and SE 1st Streets, better described as:

A TRACT OF LAND IN BLOCK 352, CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 352; THENCE DUE NORTH A DISTANCE OF 175.10 FEET ALONG THE WEST LINE OF SAID BLOCK 352; THENCE DUE EAST A DISTANCE OF 186.00 FEET TO A POINT FOR CORNER; THENCE DUE SOUTH A DISTANCE OF 168.59 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 352; THENCE S87°59'44"W A DISTANCE OF 186.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31,963 SQUARE FEET OF (OR) 0.734 ACRES OF LAND, MORE OR LESS.



Wagoner Metro Area Planning Commission Agenda

The present zoning designation for this property is C-1, Commercial Shopping District. The property owner has applied for a rezoning of this property to R-1, Residential Single Family High Density.

- a. Discussion and possible action to make recommend to the City of Wagoner City Council related to the request to rezone the above reference property from AG, Agriculture District to R-1, Residential Single-Family High-Density Development.
5. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and West of State Highway 69, better described as:

PER GENERAL WARRANTY DEED DATED THE 23RD DAY OF MARCH A.D., 1987 AND FILED OF RECORD IN BOOK 504 ON PAGE 736 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST HALF OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

AND ALSO:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST TWO (2) ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:



Wagoner Metro Area Planning Commission Agenda

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 NE/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, STATE OF OKLAHOMA, DEDICATED TO THE PUBLIC FOR STREET, ROADWAY, AND UTILITY LINE PURPOSES PER DEED OF DEDICATION DATED THE 30TH DAY OF NOVEMBER 1977 AND FILED OF RECORD JANUARY 21, 1978, IN BOOK 501 ON PAGE 434 OF THE RECORDS OF THE COUNTY CLERK OF WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST SIXTY (60) FEET OF THE E/2 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to R-1 PUD, Residential Single Family High Density Planned Unit Development.

- a. Discussion and possible action to make recommend to the City of Wagoner City Council related to the request to rezone the above reference property from AG, Agriculture District to R-1 PUD, Residential Single Family High Density Planned Unit Development.
6. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and West of State Highway 69, better described as:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NW/4 NE/4), LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to C-2 PUD, Community Commercial Planned Unit Development.



Wagoner Metro Area Planning Commission Agenda

- a. Discussion and possible action to make recommend to the City of Wagoner City Council related to the request to rezone the above reference property from AG, Agriculture District to C-2 PUD, Community Commercial Planned Unit Development.
7. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and West of State Highway 69, better described as:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 SW/4 NE/4), LESS AND EXCEPT THE SOUTH SIXTY (60) FEET AND LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to RM-1 PUD, Residential Multi-Family Planned Unit Development.

- a. Discussion and possible action to make recommend related to the request to rezone the above reference property from AG, Agriculture District to RM-1 PUD, Residential Multi-Family Planned Unit Development.
8. Discussion and possible action to make recommend to the City of Wagoner City Council related to the request approval of a Planned Unit Development project for the undeveloped property located south of Southwest 15th Street and West of State Highway 69, better described as:

PER GENERAL WARRANTY DEED DATED THE 23RD DAY OF MARCH A.D., 1987 AND FILED OF RECORD IN BOOK 504 ON PAGE 736 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST HALF OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

AND ALSO:



Wagoner Metro Area Planning Commission Agenda

PER SHERIFF'S DEED DATED THE 27TH DAY OF AUGUST, 1987 AND FILED OF RECORD IN BOOK 724 ON PAGES 586 AND 587 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST TWO (2) ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 SW/4 NE/4), LESS AND EXCEPT THE SOUTH SIXTY (60) FEET AND LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 NW/4 NE/4) LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, ALL IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 NE/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, STATE OF OKLAHOMA, DEDICATED TO THE PUBLIC FOR STREET, ROADWAY, AND UTILITY LINE PURPOSES PER DEED OF



Wagoner Metro Area Planning Commission Agenda

DEDICATION DATED THE 30TH DAY OF NOVEMBER 1977 AND FILED OF RECORD JANUARY 21, 1978, IN BOOK 501 ON PAGE 434 OF THE RECORDS OF THE COUNTY CLERK OF WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST SIXTY (60) FEET OF THE E/2 OF THE NE/4 OF SECTION 21,
TOWNSHIP 17 NORTH, RANGE 18 EAST.

9. Discussion and possible action to make recommend related to the request to approve the Preliminary Plat for Madison Square a replat of Block 551 Original Town Site of the City of Wagoner, Wagoner County, Oklahoma.
10. Discussion and possible action to make recommend related to the request to approve the Final Plat for Madison Square a replat of Block 551 Original Town Site of the City of Wagoner, Wagoner County, Oklahoma.
11. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, SUBD-18-2022, Dathan Weddington. Location: 6220 N. 25th St. E., Muskogee, OK.
12. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, SUBD-25-2022, Lindsey Trust. Location: between 181st & 191st St., on the west side of 381st E. Ave., Porter, OK.
13. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-4-2022 & SUBD-11-2022, Todd Collier. Location: 28095 E. 91st St. So., Broken Arrow, OK.
14. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-5-2022, David Gates. Location: east of S. 320 Rd, on the north side of State Hwy 51, Wagoner, OK.
15. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-7-2022, Neil Kucharski. Location: 26324 E. 121st St. So., Coweta, OK.
16. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-8-2022 & SUBD-29-2022, Kenneth & Rachel Benadum. Location: 10947 E. 20th St. W., Wagoner, OK.
17. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-9-2022 & SUBD-14-2022, Michaelyn Allen. Location: 37093 E. 191st St. So., Porter, OK.
18. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-11-2022 & SUBD-17-2022, Tommy



Wagoner Metro Area Planning Commission Agenda

White. Location: ¼ mile north of 121st St., on the north side of 149th E. Ave., Coweta, OK.

19. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-12-2022, Nathan Cross. Location: 11567 S. 241st E. Ave., Broken Arrow, OK.

20. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-13-2022 & SUBD-19-2022, Dennis Holmes. Location: ¼ mile west of Hwy 51B, on the north side of Finale Ave., Porter, OK.

21. Approve, conditionally approve, or disapprove the Final Plat of Midway Ridge Addition. Location: NE corner of 121st St. & 257th E. Ave., Coweta, OK.

22. Approve, conditionally approve, or disapprove the Final Plat of Oneta Farms phase IV in District 3. Location: between 111th & 121st St. and west of 241st E. Ave., Coweta, OK.

23. Old business

- a. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #34-22, Nathan Cross. Location: between 81st & 91st St., on the east side of 257th E. Ave., Broken Arrow, OK.

24. New business

25. Adjournment