



# Wagoner Metropolitan Area Planning Commission Minutes

**Date:** March 31, 2020

**Time:** 6:30pm

**Location:** <https://zoom.us/j/515905057?pwd=VDF6R1lYd09JcjNlUUpU2lSNGw0UT09>

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1. Call to Order
  - a. CHAIRMAN CALLS MEETING TO ORDER 6:36 PM
2. Roll Call – Determination of quorum

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	PRESENT
EPPERSON	PRESENT
MAXEY	PRESENT
OWENS	PRESENT
CANTRELL	PRESENT
JONES – EX OFFICIO	PRESENT
MAIER	PRESENT

3. Approval or correction to the minutes from the special meeting on December 17, 2019 and January 28, 2020
  - a. MOTION TO APPROVE: MAIER
  - b. SECOND: OWENS
  - c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	NOT PRESENT
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

4. Discussion and possible action regarding time change for the Wagoner Metro Area Planning Commission meetings from 6:30 p.m. to 6:00 p.m.
  - a. MOTION TO APPROVE TIME CHANGE BEGINNING WITH MAY REGULAR MEETING: CANTRELL
  - b. SECOND: JONES
  - c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	NOT PRESENT
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES



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5. Appointment of Erica Mitchell as Code Enforcement Officer.

- a. MOTION TO APPOINT: JONES
- b. SECOND: MAXEY
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	NOT PRESENT
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

6. Discussion and possible action regarding adoption of meeting procedures.

- a. NO ACTION TAKEN

7. Amendment to Chapter 900 in the 2008 Subdivision Regulations and adoption of new fee schedule.

- a. MOTION TO APPROVE AMENDMENT AND ADOPT FEE SCHEDULE:  
JONES
- b. SECOND: OWENS
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	NOT PRESENT
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

8. Lot split request for Jason and Misty Craft to include a writer attachment. Location: 9252 North 49<sup>th</sup> Street East, Wagoner OK.

- a. MOTION TO APPROVE: CANTRELL
- b. SECOND: MAIER
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES



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9. Lot split request for Ronald & Betty Thurber. Location: North of 750 Road, on the West side of 280 Road, Wagoner OK.

- a. MOTION TO APPROVE: MAIER
- b. SECOND: CANTRELL
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

10. Lot split request for Gloria Alesi. Location: 26650 East 121<sup>st</sup> Street South, Coweta, OK.

- a. APPLICATION WITHDRAWN – NO ACTION TAKEN

11. WCZ #27-20-Bao Lee, applicant requesting a change of zoning from AG to I-3, for medical cannabis growing facility. Location: on the East side of 25<sup>th</sup> Street, ½ a mile North of 820 Road, Muskogee OK.

- a. MOTION TO DENY: MAIER
- b. SECOND: JONES
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

12. WCZ #5-20-Carolyn McClellan, applicant requesting a change of zoning from AG to RS-22.5, for residential use. Location: 32472 East 710 Road, Wagoner OK.

- a. MOTION TO APPROVE CONTINGENT UPON FLAG LOT ORIENTATION OF PROPOSED SUBDIVISION OF LAND: JONES
- b. SECOND: OWNES
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES



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13. Lot split request for Carolyn McClellan.

- a. NO ACTION TAKEN

14. WCZ #7-20-Clarice Holder, applicant requesting a change of zoning from AG to RS-60, for residential use. Location: 6182 North 27<sup>th</sup> Street West, Porter OK.

- a. MOTION TO APPROVE ZONING CHANGE: JONES
- b. SECOND: MAIER
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

15. Lot split request for Clarice Holder.

- a. MOTION TO APPROVE: JONES
- b. SECOND: MAIER
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

16. WCityZ #2-20-c-Blue Moon Properties, applicant requesting a change of zoning from RS-1 to O, and land use map revision from level 2 to level 3 for a Real Estate Brokerage Office and Property Management. Location: 301 South McQuarrie Ave, Wagoner OK.

- a. MOTION TO APPROVE ZONING CHANGE TO O: JONES
- b. SECOND: OWENS
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES



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17. Discussion: Public improvement the Wagoner School District; Teague Elementary and Ellington Elementary.

a. NO ACTION TAKEN

18. Discussion and possible action: to amend Article 2 – District Descriptions, amendments to Table 2.3 to include major and minor medical marijuana processing; Article 3 – Supplemental Regulations, amendments to Section 3.2 Standards for Accessory Uses and Structures; Article 4 – Development Standards, amendments to Section 4.1 Signs, Section 4.4 Off-Street Parking and Loading Requirements, and Section 4.7 District Specific Standards; Article – 8 Administration, amendments to Section 8.3 Certificate of Occupancy; and Article 10 – Definitions of the City of Wagoner Zoning Ordinance.

a. MOTION TO AMEND ARTICLE 2 – DISTRICT DESCRIPTIONS, AMENDMENTS TO TABLE 2.3 TO INCLUDE MAJOR AND MINOR MEDICAL MARIJUANA PROCESSING; ARTICLE 3 – SUPPLEMENTAL REGULATIONS, AMENDMENTS TO SECTION 3.2 STANDARDS FOR ACCESSORY USES AND STRUCTURES; ARTICLE 4 – DEVELOPMENT STANDARDS, AMENDMENTS TO SECTION 4.1 SIGNS, SECTION 4.4 OFF-STREET PARKING AND LOADING REQUIREMENTS, AND SECTION 4.7 DISTRICT SPECIFIC STANDARDS; ARTICLE – 8 ADMINISTRATION, AMENDMENTS TO SECTION 8.3 CERTIFICATE OF OCCUPANCY; AND ARTICLE 10 – DEFINITIONS OF THE CITY OF WAGONER ZONING ORDINANCE AS PRESENTED ADDING SECTION 4.4.C.7 AMENDMENT TO READ, “NO DRIVEWAY ENTRANCE SERVING A DWELLING SHALL BE MORE THAN 40% OF THE LOT FRONTAGE WIDTH, EXCLUSIVE OF CURB RETURNS. THE MAXIMUM DRIVEWAY WIDTH APPLIES TO THE COMPOSITE OF ALL DRIVEWAYS IF MULTIPLE POINTS OF INGRESS/EGRESS ARE PROVIDED. SIDE YARD AND REAR YARD ACCESS SHALL NOT BE ALLOWED FROM MAJOR AND MINOR ARTERIAL STREETS AND COLLECTOR STREETS: JONES

b. SECOND: CANTRELL

c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES

19. Old Business

a. NO OLD BUSINESS



# Wagoner Metropolitan Area Planning Commission Minutes

## 20. New Business

- a. NO NEW BUSINESS

## 21. Adjournment

- a. MOTION TO ADJOURN 8:06 PM: JONES
- b. SECOND: OWENS
- c. ROLL-CALL:

MEMBER	PRESENT/ABSENT
WAGONER - CHAIRMAN	YES
EPPERSON	YES
MAXEY	YES
OWENS	YES
CANTRELL	YES
JONES – EX OFFICIO	YES
MAIER	YES