



# Wagoner Metropolitan Area Planning Commission Minutes

**Date:** June 29, 2021

**Time:** 6:00 pm

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

---

1. Call to order: CHAIRMAN OWENS 6:02 PM
2. Roll Call:

MEMBER	PRESENT/ABSENT
OWENS – CHAIR	PRESENT
JONES – EX OFFICIO	PRESENT
MAIER – VICE CHAIR	PRESENT
ARY	PRESNET
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	PRESENT
BOGLE	PRESENT
REICH	PRESENT

3. Approval or correction to the minutes from May 25, 2021.
  - a. MOTION TO APPROVE: JONES
  - b. SECOND: MAIER
  - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT



# Wagoner Metropolitan Area Planning Commission Minutes

LEVESQUE	YES
BOGLE	YES
REICH	YES

4. Discussion and possible action regarding selection of a secretary.

- a. MOTION TO TABLE: REICH
- b. SECOND: MAIER
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

5. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #20-21, Stephen Swanson. Location: NW corner of 176<sup>th</sup> & 321<sup>st</sup>, Coweta, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES



# Wagoner Metropolitan Area Planning Commission Minutes

MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

6. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #22-21, Gary Allison. Location: 73516 S. 230 Rd, Wagoner, OK.
  - a. MOTION TO APPROVE: REICH
  - b. SECOND: BOGLE
  - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

7. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #27-21, Galen Helms. Location: 24542 E. 720 Rd, Wagoner, OK.
  - a. MOTION TO APPROVE: JONES
  - b. SECOND: LEVESQUE
  - c. ROLL CALL:



# Wagoner Metropolitan Area Planning Commission Minutes

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

8. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #28-21, Mitzi Cox. Location: 32322 E. 660 Rd, Wagoner, OK.
  - a. MOTION TO APPROVE: REICH
  - b. SECOND: MAIER
  - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES



# Wagoner Metropolitan Area Planning Commission Minutes

9. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #29-21, Coweater Farms, LLC. Location: between 337<sup>th</sup> & 353<sup>rd</sup>, on the south side of 131<sup>st</sup>, Coweta, OK.
- a. MOTION TO TABLE: MAIER
  - b. SECOND: REICH
  - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

10. Approve, conditionally approve, or disapprove the zoning map amendment for WCityZ #2-21-C, EOH Inc. Location: 402 SW 15<sup>th</sup> St., Wagoner, OK.
- a. MOTION TO APPROVE: ARY
  - b. SECOND: MAIER
  - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT



# Wagoner Metropolitan Area Planning Commission Minutes

WITHERS	ABSENT
LEVESQUE	NO
BOGLE	YES
REICH	NO

11. Approve, conditionally approve, or disapprove the zoning map amendment for WCityZ #3-21-C, Kenneth Owens. Location: Yorkshire Blvd & Wellington Ave, Wagoner, OK.

- a. MOTION TO APPROVE: BOGLE
- b. SECOND: ARY
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	ABSTAIN
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

12. Approve, conditionally approve, or disapprove the Preliminary/Final Plat of Oadby Estates. Location: Yorkshire Blvd & Wellington Ave, Wagoner, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	ABSTAIN



# Wagoner Metropolitan Area Planning Commission Minutes

JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	ABSTAIN
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

13. Approve, conditionally approve, or disapprove the zoning map amendment & subdivision of land request in District 2, WCZ #17-21 & Case #23-21, Les & Sandy Smith. Location: 13725 S. 321<sup>st</sup> E. Ave., Coweta, OK.

- a. MOTION TO APPROVE: REICH
- b. SECOND: LEVESQUE
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

14. Approve, conditionally approve, or disapprove the zoning map amendment & subdivision of land request in District 1, WCZ #19-21 & Case #24-21, Paul & Janice Potts. Location: north of 71<sup>st</sup> Street, on the east side of 369<sup>th</sup>, Broken Arrow, OK.



# Wagoner Metropolitan Area Planning Commission Minutes

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

15. Approve, conditionally approve, or disapprove the zoning map amendment & subdivision of land request in District 1, WCZ #20-21 & Case #25-21, Randy Patterson. Location: 6229 S. 333<sup>rd</sup> E. Ave., Broken Arrow, OK.

- a. MOTION TO CONDITIONALLY APPROVE THE SUBDIVISION OF LAND FOR THE APPLICANT TO OBTAIN THE CORRECT EASEMENT:  
JONES
- b. SECOND: MAIER
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT





# Wagoner Metropolitan Area Planning Commission Minutes

LEVESQUE	YES
BOGLE	YES
REICH	YES

16. Approve, conditionally approve, or disapprove the zoning map amendment & subdivision of land request in District 2, WCZ #21-21 & Case #26-21, Jackson Investment Holdings, LLC. Location: 33807 OK-51, Wagoner, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

17. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #22-21, Nicholas & Lacey Yochum. Location: 1900 E. 62<sup>nd</sup> St. N., Muskogee, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	NO



# Wagoner Metropolitan Area Planning Commission Minutes

JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	NO
ARY	NO
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	NO
BOGLE	NO
REICH	YES

18. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #23-21, Keith Jones. Location: south of 101<sup>st</sup>, on the east side of 225<sup>th</sup>, Broken Arrow, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

19. Approve, conditionally approve, or disapprove the Preliminary Plat of Highland Ridge in District 3, Keith Jones. Location: south of 101<sup>st</sup>, on the east side of 225<sup>th</sup>, Broken Arrow, OK.



# Wagoner Metropolitan Area Planning Commission Minutes

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

20. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #24-21, Nathan Cross. Location: south of 61<sup>st</sup>, on the west side of 321<sup>st</sup>, Broken Arrow, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT



# Wagoner Metropolitan Area Planning Commission Minutes

LEVESQUE	YES
BOGLE	YES
REICH	YES

21. Approve, conditionally approve, or disapprove the Preliminary Plat of Emerald Falls V in District 1, Nathan Cross. Location: south of 61<sup>st</sup>, on the west side of 321<sup>st</sup>, Broken Arrow, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

22. Approve, conditionally approve, or disapprove the zoning map amendment & preliminary/final plat request in District 3, WCZ #25-21, Gloria Kaiser. Location: 24037 E. 138<sup>th</sup> St. So., Coweta, OK.

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

MEMBER	YES/NO
OWENS – CHAIR	YES



# Wagoner Metropolitan Area Planning Commission Minutes

JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

23. New business

24. Adjournment

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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	YES
MAIER – VICE CHAIR	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

The meeting was adjourned at 7:35 PM