



Wagoner Metropolitan Area Planning Commission Minutes

Date: July 27, 2021

Time: 6:00 pm

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

1. Call to order: CHAIRMAN OWENS 6:00 PM
2. Roll Call:

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

3. Approval or correction to the minutes from June 29, 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	YES



Wagoner Metropolitan Area Planning Commission Minutes

LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

4. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #30-21, Debra Hale. Location: 37235 E. 241st St. So., Porter, 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

5. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #31-21, Jerri Goettle. Location: 31424 E. 215th St. So., Coweta, OK.
 - a. MOTION TO APPROVE: MAIER
 - b. SECOND: JONES
 - 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

6. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #33-21, Brandon Johnson. Location: between 141st & 151st, on the west side of 257th, Coweta, OK.
 - 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

7. Approve, conditionally approve, or disapprove the subdivision of land & lot combination request in District 2, Case #34-21, Nick Milligan. Location: 5151 E. 100th St. N., Wagoner, OK.
 - a. MOTION TO APPROVE: JONES



Wagoner Metropolitan Area Planning Commission Minutes

- 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

8. Approve, conditionally approve, or disapprove the subdivision of land & lot combination request in District 3, Case #35-21, Gary Goodnight. Location: NE corner of 337th & 760 Rd, Coweta, OK.

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

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



Wagoner Metropolitan Area Planning Commission Minutes

REICH	ABSENT
-------	--------

9. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #13-21, Erum Ahmed. Location: 25702 E. Admiral Pl, Catoosa, OK.
- a. MOTION TO APPROVE: JONES
 - 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

10. Approve, conditionally approve, or disapprove the zoning map amendment in District 3, WCZ #26-21, Judy Wall. Location: 24810 E. 98th St. So., Broken Arrow, OK.
- a. MOTION TO TABLE: MAIER
 - b. SECOND: JONES
 - c. ROLL CALL:

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



Wagoner Metropolitan Area Planning Commission Minutes

JESTER	ABSENT
WITHERS	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

11. Approve, conditionally approve, or disapprove the zoning map amendment request and preliminary/final plat request in District 3, WCZ #27-21, Ann Howell. Location: NW corner of 141st & 241st, Coweta, OK.

- a. MOTION TO APPROVE: JONES
- 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

12. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #28-21, Eddie Boysel. Location: 72115 S. 320 Ct., Wagoner, OK.

- a. MOTION TO TABLE: JONES
- b. SECOND: WITHERS
- c. ROLL CALL:

MEMBER	YES/NO
--------	--------



Wagoner Metropolitan Area Planning Commission Minutes

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

13. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #29-21, Robert Maeder. Location: SW corner of 81st & 321st, 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

14. Approve, conditionally approve, or disapprove the Preliminary Plat request in District 3, Ricky Beene. Location: 22480 E. 111th St. So., Broken Arrow, OK.



Wagoner Metropolitan Area Planning Commission Minutes

- a. MOTION TO TABLE: 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

15. Approve, conditionally approve, or disapprove the Final Plat request in District 3, South Brook. Location: south of 111th and east of 209th, 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	YES
LEVESQUE	ABSENT



Wagoner Metropolitan Area Planning Commission Minutes

BOGLE	YES
REICH	ABSENT

16. Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically section 2.5.4 and Article 4 regarding screening requirements for commercial districts.

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

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

17. Old business

- a) Discussion and possible action regarding the selection of a secretary.

- a. MOTION TO TABLE: JONES
- b. SECOND: OWENS
- 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

b) Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #29-21, Coweater Farms, LLC. Location: between 337th & 353rd, on the south side of 131st, Coweta, OK.

- 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

18. New business

19. Adjournment

- a. MOTION TO ADJOURN: JONES



Wagoner Metropolitan Area Planning Commission Minutes

- 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	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	ABSENT

The meeting was adjourned at 6:55 PM