



Wagoner Metropolitan Area Planning Commission Minutes

Date: August 31, 2021

Time: 6:00 pm

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

1. Call to order: 6:01 CHAIRMAN
2. Roll Call:

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

3. Approval or correction to the minutes from July 27, 2021.
 - a. MOTION TO APPROVE: JONES
 - 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



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LEVESQUE	YES
BOGLE	YES
REICH	YES

4. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #36-21, PI Corporation. Location: 30930 E. 660 Rd, Chouteau, OK.

- a. MOTION TO TABLE: MAIER
- 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

5. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #37-21, John Chambers. Location: 9224 S. 253rd E. Ave., Broken Arrow, OK.

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

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



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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 3, Case #38-21, Knutson Family Revocable Trust. Location 16535 S. 401st E. Ave., Porter, 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	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

7. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #40-21, Tim Sullivan. Location: north of 191st, on the west side of Hwy 64, Haskell, OK.
- a. MOTION TO APPROVE: MAIER



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- 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

- 8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #30-21, Pelican Point Communication. Location: 33816 E. State Highway 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	YES
ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES



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REICH	YES
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9. Approve, conditionally approve, or disapprove the zoning map amendment & subdivision of land request in District 3, WCZ #32-21 & Case #32-21, Jim Bigelow. Location: north of 91st, on the east side of 225th, Broken Arrow, OK.

- a. MOTION TO TAKE NO ACTION: 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

10. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #34-21 & 35-21, Dewey Scott Blankenship. Location: 26602 E. Admiral Pl., Catoosa, 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



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ARY	YES
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

11. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #36-21, Wendi Conwell. Location: 29561 E. 690 Rd, Wagoner, OK.

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

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

12. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #37-21, Newton D. & Patricia S. Box Trust. Location: 4401 S. 257th E. Ave., Broken Arrow, OK.

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



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

13. Approve, conditionally approve, or disapprove the Final Plat request in District 1, Replat all of reserve “L” Emerald Falls. Location: North side of S. 318th E. Ave., Broken Arrow, OK.
- a. MOTION TO APPROVE: JONES
 - 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



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14. Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically Article 3 regarding parking requirements for certain zoning districts.

- 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. Old business

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

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

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



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WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

b) Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #26-21, Judy Wall. Location: 24810 E. 98th St. So., 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	ABSTAIN
JESTER	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

c) 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: MAIER
- b. SECOND: BOGLE
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES



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

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

- a. MOTION TO TABLE: 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

16. New business – DOUG MOORE, PLANNER FOR THE CITY OF WAGONER, GAVE AN UPDATE ON MATTERS OF THE CITY. MR. MOORE INFORMED THE COMMISSION MEMBERS THE CITY WILL HAVE A PLAT ON THE AGENDA NEXT MONTH, AS WELL AS DOING SOME CODE AMENDMENTS.



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DOUG MOORE WOULD LIKE TO OFFER SOME TRAINING TO THE PLANNING COMMISSION BOARD MEMBERS, PUBLIC ARE INVITED; HOWEVER, NO PUBLIC COMMIT. MR. MOORE ALSO SUGGESTED HAVING CONSENT ITEMS ON THE AGENDA SO THAT THERE IS MORE TIME FOCUSED ON THE ZONING MAP AMENDMENTS.

17. Adjournment

- a. MOTION TO ADJOURN: 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

The meeting was adjourned at 6:38 PM.