



Wagoner Metropolitan Area Planning Commission Minutes

Date: September 28, 2021

Time: 6:00 pm

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

1. Call to order: 6:04 CHAIRMAN OWENS
2. Roll Call:

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

3. Approval or correction to the minutes from August 31, 2021.
 - a. MOTION TO APPROVE: JONES
 - b. SECOND: ARY
 - c. ROLL CALL:

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



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LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

4. Approve, conditionally approve, or disapprove the Final Plat of Gibson Grove, a subdivision in the City of Wagoner. Location: north of 15th Street, on the west side of Hwy 69, Wagoner, OK.

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

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

5. Approve, conditionally approve, or disapprove the Preliminary Plat of Wolf Creek in District 1, Robert Maeder. Location: SW corner of 81st St. & 321st E. Ave., Broken Arrow, OK.

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

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



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

6. Approve, conditionally approve, or disapprove the Preliminary/Final Plat of Box Valley Ranch in District 1, Newton Box. Location: 4401 S. 257th E. Ave., Broken Arrow, OK.
- a. MOTION TO APPROVE: JONES
 - b. SECOND: REICH
 - c. ROLL CALL:

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

7. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, WCZ #32-21 & Case #32-21, Jim Bigelow. Location: north of 91st St., on the east side of 225th E. Ave., Broken Arrow, OK.
- a. MOTION TO APPROVE: REICH
 - b. SECOND: JONES
 - c. ROLL CALL:



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

8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #33-21, Grand Lake Mental Health. Location: 26243 SH 51, Wagoner, OK.

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

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



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9. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #38-21, Tonya Milinkovsky. Location: 6618 S. 337th E. Ave., Broken Arrow, OK.

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

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

10. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #39-21, Natalya Mikov. Location: south of 61st St., on the west side of 337th E. Ave., Broken Arrow, OK.

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

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



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WITHERS	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

11. Approve, conditionally approve, or disapprove the zoning map amendment in District 2, WCZ #40-21, Harold Lively. Location: 6388 Highway 69, Porter, OK.

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

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

12. Approve, conditionally approve, or disapprove the zoning map amendment request and subdivision of land request in District 1, WCZ #41-21, Kathy & William Arnold. Location: 7000 S. 369th 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



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

13. Approve, conditionally approve, or disapprove, the code amendment investigation for the Wagoner Metropolitan Area Planning Commission to include the Subdivision Regulations, specifically an update to the general organization of the document, platting process, and engineering requirements.

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

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

14. Old business

- a) Discussion and possible action regarding the selection of a secretary.
 - a. MOTION TO ELECT MEMBER REICH AS SECRETARY: JONES
 - b. SECOND: OWENS



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c. ROLL CALL:

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

- b) Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #28-21, Eddie Boysel. Location: 72115 S. 320 Rd, Wagoner, OK.
NO ACTION TAKEN
- c) Approve, conditionally approve, or disapprove the Preliminary Plat request in District 3, Ricky Beene. Location: 22480 E. 111th St. So., Broken Arrow, OK. NO ACTION TAKEN
- d) 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: REICH
- b. SECOND: JONES
- c. ROLL CALL:

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



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JESTER	ABSENT
WITHERS	YES
LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

- e) Discussion and possible action to set a date for work session, for the purpose of training for the commission. **NO ACTION REQUIRED – WORK SESSION WILL BEGIN AT THE REGULAR MEETING OF THE WMAPC.**

15. New business – **NO NEW BUSINESS**

16. Adjournment

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

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

The meeting was adjourned at 7:00pm.