



Wagoner Metropolitan Area Planning Commission Minutes

Date: November 30, 2021

Time: 6:00 pm

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

1. Call to order: 6:02 PM the meeting was called to order by Owens
2. Roll Call:

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

3. Approval or correction to the minutes from October 26, 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
WITHERS	ABSENT
LEVESQUE	ABSENT



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BOGLE	YES
REICH	YES

4. Approve or disapprove the regular meeting schedule for the 2022 calendar year.
- a. MOTION TO APPROVE: OWENS
 - b. SECOND: BOGLE
 - c. ROLL CALL:

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

5. Approve, conditionally approve, or disapprove the zoning map amendment in the City of Wagoner, Steven Hellinger. Location: northwest corner of SW 6th and Peirce, Wagoner, 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



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WITHERS	ABSENT
LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

6. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #42-21, Tim Hoffman. Location: SW corner of 720 Rd & 220 Rd, Wagoner, 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
WITHERS	ABSENT
LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

7. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #47-21, Ary Land Co. LLC. Location: north of 760 Rd, on the west side of Hwy 69, Wagoner, 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	YES
ARY	ABSTAIN
WITHERS	ABSENT
LEVESQUE	ABSENT
BOGLE	YES
REICH	YES

8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #48-21, Charles Campbell. Location: 25576 E. 121st St. So., Coweta, OK.
- a. MOTION TO DISAPPROVE: ARY
 - b. SECOND: BOGLE
 - c. ROLL CALL:

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

9. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #49-21, HCB Investments LLC. Location: 5899 W. 90th St. N., Porter, OK.
- a. MOTION TO APPROVE: JONES
 - b. SECOND: MAIER
 - c. ROLL CALL:

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

10. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #50-21, Pam Powell. Location: south of 141st St., on the west side of 257th E. Ave., Coweta, OK.

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

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

11. Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically sections pertaining to mobile home placement, replacement, and mobile home zoning districts.

- a. MOTION TO TABLE: MAIER



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- b. SECOND: OWENS
- c. ROLL CALL:

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

12. Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically sections pertaining to the bulk and area use table, lot dimensions, and staff authority to approve variances to lot dimensions as a result of right-of-way acquisition.

- 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
WITHERS	ABSENT
LEVESQUE	ABSENT
BOGLE	YES



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REICH	YES
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13. New business – NO NEW BUSINESS

14. Adjournment

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

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

The meeting was adjourned at 6:47 PM.