



Wagoner Metropolitan Area Planning Commission Minutes

Date: December 14, 2021

Time: 6:00 pm

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

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

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

3. Approval or correction to the minutes from November 30, 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	ABSENT
WITHERS	ABSENT
LEVESQUE	YES



Wagoner Metropolitan Area Planning Commission Minutes

BOGLE	YES
REICH	YES

4. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #43-21, Lee Signature Homes. Location: 11445 S. 210th E. Ave., Broken Arrow, 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	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

5. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Case #44-21, Larry North. Location: 25811 E. 710 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



Wagoner Metropolitan Area Planning Commission Minutes

ARY	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

6. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, WCZ #51-21, Charles & Nancy Meadows. Location: 11500 S. 225th E. Ave., Broken Arrow, OK.

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

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

7. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #52-21, Felipe Martinez. Location: east of 353rd, on the north side of 121st, Broken Arrow, OK.

- a. MOTION - NO ACTION TAKEN -
- b. SECOND:
- c. ROLL CALL:



Wagoner Metropolitan Area Planning Commission Minutes

8. Approve, conditionally approve, or disapprove the Preliminary and Final Plat of Powell Estates in District 3. Location: south of 141st St., on the west side of 257th E. Ave., Coweta, 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	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

9. Old business
- a) 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: MAIER
 - b. SECOND: JONES
 - c. ROLL CALL:

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



Wagoner Metropolitan Area Planning Commission Minutes

ARY	ABSENT
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES

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

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

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

c) Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically section 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 APPROVE: JONES
- b. SECOND: MAIER
- c. ROLL CALL:



Wagoner Metropolitan Area Planning Commission Minutes

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

10. New business

- a. Introduction of Ron Skeen to the board by Jones.

11. Adjournment

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

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

The meeting was adjourned at 6:22 PM



Wagoner Metropolitan Area Planning Commission Minutes