



# Wagoner Metropolitan Area Planning Commission Minutes

**Date:** February 22, 2022

**Time:** 6:00 pm

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

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

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

3. Approval or correction to the minutes from January 25, 2022.
  - 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
WITHERS	YES



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LEVESQUE	ABSENT
BOGLE	ABSENT
REICH	YES
SKEEN	YES

4. Set for application, modify, or deny application for public hearing as reported for zoning map amendment request in District 3, RC Wagoner, LLC. Location: near to 121<sup>st</sup> Street and 241<sup>st</sup> East Ave intersection.
  - a. MOTION TO DENY - REICH
  - b. SECOND: JONES
  - c. ROLL CALL:

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

5. PUBLIC HEARING: Proposed changes to the City of Wagoner’s Comprehensive plan (Page 61, Future Land Use Intensity Matrix, Table 4.1 Land Use Intensity Matrix).
  - a) Discussion and possible action regarding the proposed changes to the City of Wagoner’s Comprehensive Plan (Page 61, Future Land Use Intensity Matrix, Table 4.1 Land Use Intensity Matrix).
    - a. MOTION TO CLOSE PUBLIC HEARING - SKEEN
    - b. SECOND: WITHERS



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c. ROLL CALL:

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

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

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



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6. PUBLIC HEARING: Proposed changes to the City of Wagoner's Zoning Ordinance #929 (Article 2, Table 2.3: Table of Allowed Uses).
  - a) Discussion and possible action regarding the proposed change to the City of Wagoner's Zoning Ordinance #929 (Article 2, Table 2.3: Table of Allowed Uses).
  - a. MOTION TO CLOSE PUBLIC HEARING - JONES
  - b. SECOND: WITHERS
  - c. ROLL CALL:

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

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

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



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WITHERS	YES
LEVESQUE	ABSENT
BOGLE	ABSENT
REICH	YES
SKEEN	YES

7. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #1-22, Josh Moore. Location: between 201<sup>st</sup> & 211<sup>th</sup>, on the west side of 461<sup>st</sup>, Porter, OK.
- a. MOTION TO APPROVE - ARY
  - b. SECOND: SKEEN
  - c. ROLL CALL:

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

8. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #7-22, Velda Withers Revocable Trust. Location: 31389 E. 151<sup>st</sup> St. So., Coweta, OK.
- a. MOTION TO APPROVE - JONES
  - b. SECOND: SKEEN
  - c. ROLL CALL:



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

9. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #8-22, Robert Kelley. Location: 18349 U.S. Highway 64, Haskell, 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
WITHERS	YES
LEVESQUE	ABSENT
BOGLE	ABSENT
REICH	YES
SKEEN	YES



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10. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #9-22, Shane & Christina Woodrow. Location: 37851 E. 151<sup>st</sup> St. So., Coweta, OK.
- a. MOTION TO APPROVE - SKEEN
  - b. SECOND: WITHERS
  - c. ROLL CALL:

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

11. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #55-21, Ary Land LLC. Location: 25779 S. 121<sup>st</sup> St. So., Coweta, OK.
- a. MOTION TO APPROVE - SKEEN
  - b. SECOND: WITHERS
  - c. ROLL CALL:

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



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LEVESQUE	ABSENT
BOGLE	ABSENT
REICH	YES
SKEEN	YES

12. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #4-22, William Dickey. Location: 43455 E. 201<sup>st</sup> St. So., Porter, OK.

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

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

13. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #9-22, Rodney Flowers. Location: east of 273<sup>rd</sup>, on the south side of 101<sup>st</sup>, Broken Arrow, OK.

- a. MOTION TO APPROVE - SKEEN
- b. SECOND: WITHERS
- c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES





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

14. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #10-22. Michael & Rachel Reid. Location: 26570 E. 61<sup>st</sup> St. So., Broken Arrow, OK.

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

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

15. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, Lynne Mullins. Location: 10460 S. 225<sup>th</sup> E. Ave., Broken Arrow, OK.



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

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

16. Approve, conditionally approve, or disapprove the Final Plat of Evergreen Hills in District 1, Location: SW corner of 61<sup>st</sup> & 305<sup>th</sup>, Broken Arrow, OK.

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

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



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BOGLE	ABSENT
REICH	YES
SKEEN	YES

17. Old business

- a) Approve, conditionally approve, or disapprove the Preliminary and Final Plat of Powell Estates in District 3, Location: south of 141<sup>st</sup> St., on the west side of 257<sup>th</sup> E. Ave., Coweta, OK.

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

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

- b) 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: WITEHRS
- c. ROLL CALL:



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

18. New business – No new business

19. Adjournment

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

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



# **Wagoner Metropolitan Area Planning Commission Minutes**

The meeting was adjourned at 6:45pm.