



# Wagoner Metropolitan Area Planning Commission Minutes

**Date:** March 29, 2022

**Time:** 6:00 pm

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

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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	PRESENT
WITHERS	ABSENT
LEVESQUE	PRESENT
BOGLE	PRESENT
REICH	PRESENT
SKEEN	ABSENT

3. Approval or correction to the minutes from February 22, 2022.
  - 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



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

4. Approve, conditionally approve, or disapprove the subdivision of land and lot combination request in District 1, Case #3-22, Joe Freeny. Location: 3575 E. 273<sup>rd</sup> 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	YES
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

5. Approve, conditionally approve, or disapprove the subdivision of land and lot combination request in District 2, Case #10-22, Valorie Allison. Location: 5746 E. 104<sup>th</sup> St. N., Wagoner, OK.

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

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

6. Approve, conditionally approve, or disapprove the subdivision of land and lot combination request in District 3, Case #11-22, Frank Horton. Location: 17151 S. 337<sup>th</sup> E. Ave., Porter, OK.
- a. MOTION TO APPROVE; MAIER
  - b. SECOND: LEVESQUE
  - c. ROLL CALL:

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



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7. Approve, conditionally approve, or disapprove the subdivision of land request in District 1, Case #12-22, Joseph McCormick. Location: south of 101<sup>st</sup> St., on the west side of 353<sup>rd</sup> 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	YES
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #6-22, M & M Capital Investments. Location: ¼ mile south of E. 131<sup>st</sup> St., on the west side of 321<sup>st</sup> E. Ave., Coweta, OK.
- a. MOTION TO APPROVE; MAIER
  - b. SECOND: ARY
  - c. ROLL CALL:

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



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WITHERS	ABSENT
LEVESQUE	NO
BOGLE	NO
REICH	NO
SKEEN	ABSENT

d. THE ITEM DID NOT PASS

9. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #7-22, Chad Clifton. Location: north side of OK-51 & west side of 369<sup>th</sup> E. Ave., Coweta, 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
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

10. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #13-22, Christopher Belden. Location: 24821 E. 51<sup>st</sup> St. So., Broken Arrow, OK.

- a. MOTION TO APPROVE; MAIER
- b. SECOND: JONES



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c. ROLL CALL:

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

11. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #15-22, Tyler Vining. Location: 33256 E. 164<sup>th</sup> St. So., Coweta, OK.

- a. MOTION TO APPROVE; ARY
- 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	YES
BOGLE	YES
REICH	YES



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SKEEN	ABSENT
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12. Approve, conditionally approve, or disapprove the Preliminary and Final Plat request of the replat of Lot 8, Block 3 of Coweta Acres. Location: 33256 E. 164<sup>th</sup> St. So., Coweta, OK.

- a. MOTION TO CONDITIONALLY APPROVE BASED ON ENGINEER RECOMMENDATIONS; MAIER
- b. SECOND: LEVESQUE
- c. ROLL CALL:

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

13. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #16-22. Jeremy Poplin. Location: 32492 E. 171<sup>st</sup> St. So., Coweta, OK.

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

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



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

14. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #17-22, Larry Smith. Location: 35494 OK-51, Coweta, 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
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

15. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #22-22, MooreCom Supply LLC. Location: 38278 OK-51, Coweta, OK.

- a. MOTION TO APPROVE; JONES
- b. SECOND: MAIER





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c. ROLL CALL:

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

16. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #23-22, Wes Coblentz. Location: 21881 E. 111<sup>th</sup> St. So., 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
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES



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SKEEN	ABSENT
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17. Approve, conditionally approve, or disapprove the Preliminary Plat of South Brook II request in District 3. Location: 21881 E. 111<sup>th</sup> St. So., Broken Arrow, 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	NO
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	NO
REICH	YES
SKEEN	ABSENT

18. Approve, conditionally approve, or disapprove the plat-waivered subdivision, previously Midway Ridge Addition, in District 2. Location: NE corner of 257<sup>th</sup> E. Ave. and 121<sup>st</sup> St. So., Coweta, OK.

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

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



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WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

19. Approve, conditionally approve, or disapprove the Final Plat request of Eagle Point IV in District 3. Location: east of 209<sup>th</sup> E. Ave. and south of 111<sup>th</sup> St. So., Broken Arrow, OK.

- a. MOTION TO TABLE; LEVESQUE
- 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	YES
BOGLE	YES
REICH	YES
SKEEN	ABSENT

20. Approve, conditionally approve, or disapprove the Final Plat request of East Village phase II in District 1. Location: between 289<sup>th</sup> & 305<sup>th</sup> E. Ave., on the north side of 81<sup>st</sup> St. So., Broken Arrow, OK.

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

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

21. 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
- b. SECOND:
- c. ROLL CALL:

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



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SKEEN	
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22. New business

23. Adjournment

- a. MOTION TO ADJOURN; OWENS
- b. SECOND: LEVESQUE
- c. ROLL CALL:

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

The meeting was adjourned at 7:25 pm