



Wagoner Metropolitan Area Planning Commission Minutes

Date: April 26, 2022

Time: 6:00 pm

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

1. Call to Order at 6:01 PM by Owens
2. Roll Call

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

3. Approval or correction to the minutes from March 29, 2022.
 - 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	ABSTAIN



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

4. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, Case #13-22, Doug Meehan. Location: 13710 E. 161st St. So., Coweta, OK.
- a. MOTION TO APPROVE; JONES
 - b. SECOND; WITHERS
 - c. ROLL CALL:

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

5. Approve, conditionally approve, or disapprove the subdivision of land request in District 1, Case #14-22, Anthony Walker. Location: between 305th & 321st E. Ave., on the north side of 71st St., Broken Arrow, OK.
- a. MOTION TO APPROVE; BOGLE
 - b. SECOND; JONES
 - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES



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

6. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, SUBD-2-22, Larry & Shannon North. Location: 25811 E. 710 Rd, Wagoner, OK.
- a. MOTION TO APPROVE; BOGLE
 - b. SECOND; JONES
 - c. ROLL CALL:

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

7. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #11-22, Douglas Lawson. Location: 25428 E. 61st St. So., Broken Arrow, OK.



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

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

- 8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #18-22, Stephen Polley. Location: 9252 N. 49th St. E., Wagoner, OK.

- a. MOTION TO TABLE UNTIL AFTER ITEM 9; JONES – SUBSEQUENT REVIEW AFTER ITEM 9, NO ACTION TAKEN, NO ADDITIONAL ROLL CALL REQUIRED, APPLICANT WITHDREW THE AMENDMENT REQUEST
- b. SECOND; BOGLE
- c. ROLL CALL:

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



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

9. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, Stephen Polley. Location: 9252 N. 49th St. E., 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	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

10. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #19-22, Randy Clark. Location: 5320 S. 321st E. Ave., Broken Arrow, OK.

- a. MOTION TO APPROVE, ARY
- 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	YES
WITHERS	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

11. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #20-22, RC Wagoner, LLC. Location: NW of the intersection of E. 121st St. & S. 241st E. Ave., Broken Arrow, OK

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

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



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12. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #24-22, Gilbert Lewman. Location: 2405 S. 289th E. Ave., Broken Arrow, OK.

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

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

13. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #27-22, Eric Zellers. Location: between 31st & 41st St., on the east side of 216th 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
MAIER – VICE CHAIR	YES
ARY	YES
WITHERS	YES



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

14. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, WCZ #29-22, Marcy Richardson. Location: 7345 S. 273rd E. Ave., Broken Arrow, OK.

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

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

15. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #30-22, Leslie Casillas. Location: 26542 E. 101st St. So., Broken Arrow, OK.

- a. MOTION TO DISAPPROVE, SKEEN
- 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	YES
WITHERS	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

16. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, WCZ #31-22, Eagle Cross II, LLC. Location: 17250 S. 337th E. Ave., Coweta, OK.

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

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

17. Approve, conditionally approve, or disapprove the Preliminary and Final Plat of Twin Pines Estates in District 3. Location: 17250 S. 337th E. Ave., Coweta, OK.



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- a. MOTION TO CONDITIONALLY APPROVE, MAIER
- b. SECOND; WITHERS
- c. ROLL CALL:

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

18. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, WCZ #33-22, Edmundson Family Trust. Location: NW corner of 31st St. & 273rd 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
MAIER – VICE CHAIR	YES
ARY	YES
WITHERS	YES
LEVESQUE	YES



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BOGLE	YES
REICH	YES
SKEEN	YES

19. Old business

- a) Approve, conditionally approve, or disapprove the Preliminary Plat of South Brook II request in District 3. Location: 21881 E. 111th St. So., Broken Arrow, OK.

- a. MOTION TO APPROVE, BOGLE
- b. SECOND; OWENS
- c. ROLL CALL:

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

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

- a. MOTION TO APPROVE, BOGLE
- 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	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

- c) Approve, conditionally approve, or disapprove the Final Plat request of Eagle Point IV in District 3. Location: east of 209th E. Ave. and south of 111th St. So., Broken Arrow, 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	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

20. New business



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21. 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	YES
WITHERS	YES
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

The meeting was adjourned at 8:55PM