



Wagoner Metropolitan Area Planning Commission Minutes

Date: May 31, 2022

Time: 6:00 pm

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

1. Call to Order 6:02pm
2. Roll Call

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

3. Approval or correction to the minutes from April 26, 2022.
 - a. MOTION TO APPROVE; MAIER
 - b. SECOND: OWENS
 - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	ABSENT
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 zoning map amendment and subdivision of land request in District 2, WCZ #32-22, Charlene Stevens. Location: 28262 E. 750 Rd, Wagoner, OK.

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

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

5. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, WCZ #34-22, Nathan Cross. Location: between 81st & 91st St., on the east side of 257th E. Ave., Broken Arrow, OK.

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

MEMBER	YES/NO
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OWENS – CHAIR	YES
JONES – EX OFFICIO	ABSENT
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 in District 2, SUBD-8-2022, Leslie Casillas. Location: 26542 E. 101st St. So., Broken Arrow, OK.
- a. MOTION TO APPROVE; MAIER
 - b. SECOND: ARY
 - c. ROLL CALL:

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

7. Approve, conditionally approve, or disapprove the subdivision of land in District 1, SUBD-15-2022, Monica Freeny. Location: 28020 E. 31st St. So., Broken Arrow, OK.



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

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	ABSENT
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 and subdivision of land request in District 2, ZNE-1-2022 and SUBD-9-2022, Sandy Hodges. Location: between 111th & 121st St., on the east side of 257th E. Ave., Coweta, OK.

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

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



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BOGLE	YES
REICH	YES
SKEEN	ABSENT

9. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-2-2022 and SUBD-5-2022, Lex Horton. Location: west of 273rd E. Ave., on the south side of 146th St., Coweta, OK.
- a. MOTION TO APPROVE; ARY
 - b. SECOND: MAIER
 - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES
JONES – EX OFFICIO	ABSENT
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, ZNE-3-2022 and SUBD-6-2022, Jimmie Wheat. Location: 34209 E. 111th St. So., Coweta, OK.
- a. MOTION TO APPROVE; MAIER
 - b. SECOND: BOGLE
 - c. ROLL CALL:

MEMBER	YES/NO
OWENS – CHAIR	YES



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

11. Approve, conditionally approve, or disapprove the Preliminary Plat of East Village in District 1. Location: east of 289th E. Ave., on the north side of 81st St., Broken Arrow, OK.

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

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

12. Approve, conditionally approve, or disapprove the Preliminary Plat of Cedar Valley Estates in District 2. Location: between 131st & 141st St., on the west side of 321st E. Ave., Coweta, OK.



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- a. MOTION TO CONDITIONALLY APPROVE BASED UPON SUCCESSFUL ATTAINMENT OF ACCESS VARIANCE REQUEST HEARD BY THE BOARD OF ADJUSTMENT AT THE JUNE REGULARLY SCHEDULED MEETING; MAIER
- b. SECOND: REICH
- c. ROLL CALL:

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

13. Approve, conditionally approve, or disapprove the code amendment investigation for the Wagoner Metropolitan Area Planning Commission Zoning Code related to zoning districts for parcels pre-planning commission establishment, accessory structures, minimum lot sizes, planned developments, special exceptions, conditional uses, and authority of the staff to deny applications for placement on the Board of Adjustment agenda.

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

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



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

14. Announcement of the beginning of a 30-day public review period and possible discussion related to the proposed City of Wagoner Unified Development Ordinance (UDO). The proposed UDO would replace both the City of Wagoner Subdivision Regulations and Zoning Code. **DISCUSSION ONLY, NO ACTION REQUIRED.**

15. New business – **NO NEW BUSINESS**

16. Adjournment

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

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



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The meeting was adjourned at 7:07 PM