



Wagoner Metropolitan Area Planning Commission Minutes

Date: June 28, 2022

Time: 6:00 pm

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

1. Call to Order: 6:03 PM
2. Roll Call

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

3. Approval or correction to the minutes from May 31, 2022.
 - a. MOTION TO APPROVE; JONES
 - b. SECOND: SKEEN
 - c. ROLL CALL:

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



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

4. Public Hearing on a petition to amend the zoning of undeveloped property located at the northeast corner of S Proctor Avenue and SE 1st Street, better described as:

A TRACT OF LAND IN BLOCK 352, CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 352; THENCE DUE NORTH A DISTANCE OF 175.10 FEET ALONG THE WEST LINE OF SAID BLOCK 352; THENCE DUE EAST A DISTANCE OF 186.00 FEET TO A POINT FOR CORNER; THENCE DUE SOUTH A DISTANCE OF 168.59 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 352; THENCE S87°59'44"W A DISTANCE OF 186.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31,963 SQUARE FEET OF (OR) 0.734 ACRE OF LAND, MORE OR LESS.

The present zoning designation for this property is C-1, Commercial Shopping District. The property owner has applied for a rezoning of this property to R-1, Residential Single Family High Density.

- a) Discussion and possible action to make recommendation to the City of Wagoner City Council related to the request to rezone the above reference property from C-1, Commercial Shopping District to R-1, Residential Single-Family High-Density Development.
- a. MOTION TO RECOMMEND APPROVING ZONING FROM C-1 TO RS-1;
JONES
- b. SECOND: SKEEN
- c. ROLL CALL:

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



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ARY	YES
WITHERS	ABSENT
LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

5. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and East of State Highway 69, better described as:

PER GENERAL WARRANTY DEED DATED THE 23RD DAY OF MARCH A.D., 1987 AND FILED OF RECORD IN BOOK 504 ON PAGE 736 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST HALF OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

AND ALSO:

THE NROTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST TWO (2) ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 NE/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP



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SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, STATE OF OKLAHOMA, DEDICATED TO THE PUBLIC FOR STREET, ROADWAY, AND UTILITY LINE PURPOSES PER DEED OF DEDICATION DATED THE 30TH DAY OF NOVEMBER 1977 AND FILED OF RECORD JANUARY 21, 1978, IN BOOK 501 ON PAGE 434 OF THE RECORDS OF THE COUNTY CLERK OF WAGONER COUNTY, STATE OF OKLAHOMA:
THE WEST SIXTY (60) FEET OF THE E/2 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to R-1 PUD, Residential Single Family High Density Planned Unit Development.

- a) Discussion and possible action to make recommend to the City of Wagoner City Council related to the request to rezone the above reference property from AG, Agriculture District to R-1 PUD, Residential Single Family High Density Planned Unit Development.
 - a. MOTION TO RECOMMEND APPROVING ZONING FROM AG TO R-1 PUD; ARY
 - b. SECOND: SKEEN
 - c. ROLL CALL:

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



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SKEEN	YES
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6. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and East of State Highway 69, better described as:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NW/4 NE/4), LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to C-2 PUD, Community Commercial Planned Unit Development.

- a) Discussion and possible action to make recommend to the City of Wagoner City Council related to the request to rezone the above reference property form AG, Agriculture District to C-2 PUD, Community Commercial Planned Unit Development.
- a. MOTION TO RECOMMEND DENYING ZONING CHANGE FROM AG TO C-2 PUD; ARY
- b. SECOND: SKEEN
- c. ROLL CALL:

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



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SKEEN	YES
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7. Public Hearing on a petition to amend the zoning of undeveloped property located south of Southwest 15th Street and East of State Highway 69, better described as:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 SW/4 NE/4), LESS AND EXCEPT THE SOUTH SIXTY (60) FEET AND LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

The present zoning designation for this property is AG, Agriculture District. The property owner has applied for a rezoning of this property to RM-1 PUD, Residential Multi-Family Planned Unit Development.

- a) Discussion and possible action to make recommend related to the request to rezone the above reference property from AG, Agriculture District to RM-1 PUD, Residential Multi-Family Planned Unit Development.
 - a. MOTION TO RECOMMEND DENY ZONING FROM AG TO RM-1 PUD;
BOGLE
 - b. SECOND: LEVESQUE
 - c. ROLL CALL:

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



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SKEEN	NO
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- a. MOTION TO RECOMMEND APPROVE ZONING FROM AG TO RM-1 PUD CONDITIONAL ON DUPLEX HIGHEST DENSITY; ARY
- b. SECOND:
- c. ROLL CALL: MOTION DIES FOR LACK OF A SECOND

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

- a. MOTION TO RECOMMEND TABELING FOR ADDITIONAL INFORMATION FROM DEVELOPER; JONES
- b. SECOND: SKEEN
- c. ROLL CALL:

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



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LEVESQUE	YES
BOGLE	NO
REICH	YES
SKEEN	YES

8. Discussion and possible action to make recommend to the City of Wagoner City Council related to the request approval of a Planned Unit Development project for the undeveloped property located south of Southwest 15th Street and east of State Highway 69, better described as:

PER GENERAL WARRANTY DEED DATED THE 23RD DAY OF MARCH A.D., 1987 AND FILED OF RECORD IN BOOK 504 ON PAGE 736 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST HALF OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

AND ALSO:

PER SHERIFF'S DEED DATED THE 27TH DAY OF AUGUST 1987 AND FILED OF RECORD IN BOOK 724 ON PAGES 586 AND 587 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST TWO (2) ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNYT, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 SW/4 NE/4), LESS AND EXCEPT THE SOUTH SIXTY (60) FEET AND LESS AND EXCEPT THE WEST SIXTY (60) FEET THEREOF, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 NW/4 NE/4) LESS AND EXCEPT THE WEST SIXTY



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(60) FEET THEREOF, ALL IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND ALSO:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (S/2 NE/4 NE/4) IN SECTION TWENTY-ONE (21), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WAGONER COUNTY, STATE OF OKLAHOMA, DEDICATED TO THE PUBLIC FOR STREET, ROADWAY, AND UTILITY LINE PURPOSES PER DEED OF DEDICATION DATED THE 30TH DAY OF NOVEMBER 1977 AND FILED OF RECORD JANUARY 21, 1978, IN BOOK 501 ON PAGE 434 OF THE RECORDS OF THE COUNTY CLERK OF WAGONER COUNTY, STATE OF OKLAHOMA:

THE WEST SIXTY (60) FEET OF THE E/2 OF THE NE/4 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 18 EAST.

- a. MOTION TO RECOMMEND APPROVING THE PUD AS MODIFIED TO INCLUDE ONLY RS-1; SKEEN
- b. SECOND: ARY
- c. ROLL CALL:

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



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SKEEN	YES
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9. Discussion and possible action to make recommend related to the request to approve the Preliminary Plat for Madison Square a replat of Block 551 Original Town Site of the City of Wagoner, Wagoner County, Oklahoma.

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

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

10. Discussion and possible action to make recommend related to the request to approve the Final Plat for Madison Square a replat of Block 551 Original Town Site of the City of Wagoner, Wagoner County, Oklahoma.

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

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



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

11. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, SUBD-18-2022, Dathan Weddington. Location: 6220 N. 25th St. E., Muskogee, OK.

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

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

12. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, SUBD-25-2022, Lindsey Trust. Location: between 181st & 191st St., on the west side of 381st E. Ave., Porter, OK.



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

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

13. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-4-2022 & SUBD-11-2022, Todd Collier. Location: 28095 E. 91st St. So., Broken Arrow, OK.

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

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



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BOGLE	YES
REICH	YES
SKEEN	YES

14. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-5-2022, David Gates. Location: east of S. 320 Rd, on the north side of State Hwy 51, Wagoner, OK.

- a. MOTION TO CONDITIONALLY APPROVE A MODIFICATION TO THE PUD FOR THE SOUTH HALF, APPROXIMATELY 6 ACRES MORE OR LESS, FOR ZONING TO I2 & C5, DEFAULTING NORTH ½ TO RS60 UNDERLYING ZONING DISTRICT; JONES
- b. SECOND: BOGLE
- c. ROLL CALL:

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

15. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-7-2022, Neil Kucharski. Location: 26324 E. 121st St. So., Coweta, OK.

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



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

16. Approve, conditionally approve, or disapprove the zoning map amendment request in District 2, ZNE-8-2022 & SUBD-29-2022, Kenneth & Rachel Benadum. Location: 10947 N. 20th St. W., Wagoner, OK.

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

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



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SKEEN	YES
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17. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-9-2022 & SUBD-14-2022, Michaelyn Allen. Location: 37093 E. 191st St. So., Porter, OK.

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

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

18. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-11-2022 & SUBD-17-2022, Tommy White. Location: ¼ mile north of 121st St., on the north side of 149th E. Ave., Coweta, OK.

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

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



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

19. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-12-2022, Nathan Cross. Location: 11567 S. 241st E. Ave., Broken Arrow, OK.

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

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

20. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-13-2022 & SUBD-19-2022, Dennis



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Holmes. Location: ¼ mile west of Hwy 51B, on the north side of Finale Ave., Porter, OK.

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

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

21. Approve, conditionally approve, or disapprove the Final Plat of Midway Ridge Addition.
Location: NE corner of 121st St. & 257th E. Ave., Coweta, OK.

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

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



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LEVESQUE	YES
BOGLE	YES
REICH	YES
SKEEN	YES

22. Approve, conditionally approve, or disapprove the Final Plat of Oneta Farms phase IV in District 3. Location: between 111th & 121st ST. and west of 241st E. Ave., Coweta, OK.

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

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

23. Old business

- a) 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 of 257th E. Ave., Broken Arrow, OK.
- a. MOTION TO APPROVE; SKEEN
- b. SECOND: JONES
- c. ROLL CALL:



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

24. New business – NO NEW BUSINESS

25. Adjournment

- a. MOTION TO ADJOURN: 9:30 PM; REICH
- b. SECOND: JONES
- c. ROLL CALL:

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



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