



# Wagoner Metro Area Planning Commission Agenda

**Date:** March 31, 2026

**Time:** 6:00 pm

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

---

1. Call to Order
2. Roll Call
3. Approval or correction to the minutes from February 24, 2026.

---

## PUBLIC HEARING

*First the Wagoner Metro Area Planning Commission will hear from the staff for an explanation of the agenda item, the physical facts of the property under application, and the surrounding property followed by the presentation of the staff's recommendation. The Wagoner Metro Area Planning Commission will then hear from the applicant, a presentation not to exceed 15 minutes. Next the Wagoner Metro Area Planning Commission will hear from any interested parties; a time limit may be imposed for each speaker. If there are several who wish to speak, please do not repeat comments of previous speakers. **If you wish to speak, please use the sign in sheet located at the entrance of the room.** For the record, you will walk up to podium state your name and address when you come up to speak. Finally, the Wagoner Metro Area Planning Commission will hear the applicant's rebuttal, if any, not to exceed 5 minutes. During the hearing the Wagoner Metro Area Planning Commission may ask questions of staff, the applicant, or interested parties. After all interested parties have spoken the public hearing will close for each agenda item. After the public hearing is closed staff may present any clarifications on the matters brought up by any interested parties as directed by the Wagoner Metro Area Planning Commission members. The chairman will then entertain a motion and a second on the agenda item, at which point further discussion may be had prior to roll-call by Wagoner Metro Area Planning Commission members only.*

---

4. Planning Commission staff approved the following subdivision of land:
  - a. Subdivision of land request in District 3, SUBD-99-25, Hunter Privette Sr.  
Location: 2,850' East of N. 461<sup>st</sup> E. Ave. on the North side of State Highway 51B, Porter, OK.
  - b. Subdivision of land request in District 1, SUBD-04-26, Sandra Keel. Location:  
33254 E. 81<sup>st</sup> St. S. Broken Arrow, OK.
  - c. Subdivision of land request in District 2, SUBD-27-26, Mindalon Foster.  
Location: 14062 S. 353<sup>rd</sup> E. Ave. Coweta, OK.
  - d. Subdivision of land request in District 2, SUBD-34-26, Daniel Williams.  
Location: 13291 S. 353<sup>rd</sup> E. Ave. Coweta, OK.



## Wagoner Metro Area Planning Commission Agenda

5. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, ZNE-04-2026, The Newton and Patricia Box Family Trust. Location: 4339 S. 257<sup>th</sup> E. Ave. Broken Arrow, OK.
6. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, ZNE-05-2026, Carolyn Hill. Location: 28174 E. 58<sup>th</sup> St. S. Broken Arrow, OK.
7. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-06-2026, Joy Dental Management Group, Inc. Location: 0.3 miles of S. 209<sup>th</sup> E. Ave. on the South side of E. 141<sup>st</sup> St. S. Broken Arrow, OK.
8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, ZNE-08-2026, Hansen Road LLC. Location: 0.8 miles West of S. 353<sup>rd</sup> E. Ave. on the North side of E. 111<sup>th</sup> St. S. Coweta, OK.
9. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, ZNE-09-2026, Hansen Road LLC. Location: 0.8 miles West of S. 353<sup>rd</sup> E. Ave. on the North side of E. 111<sup>th</sup> St. S. Coweta, OK.
10. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-10-2026, Jannie Stockton. Location: 20633 S. 365<sup>th</sup> E. Ave. Porter, OK.
11. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-11-2026 and SUBD-19-2026, Mildred Ramsey. Location: 5037 S. 281<sup>st</sup> E. Ave. Broken Arrow, OK.
12. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-13-2026 and SUBD-22-2026, Martin Castens. Location: 30546 E. 61<sup>st</sup> St. S. Broken Arrow, OK.
13. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-14-2026 and SUBD-23-2026, Old No. 7 Land Company LLC. Location: 0.3 miles South of State Highway 51 on the East side of S. 337<sup>th</sup> E. Ave. Coweta, OK.
14. Approve, conditionally approve, or disapprove the zoning map amendment, subdivision of land, and lot combination request in District 3, ZNE-17-2026, SUBD-20-2026, and LOT-01-2026, Zink E. 91<sup>st</sup> Street Properties, LLC and Laurie McKelvey. Location: 22891 E. 91<sup>st</sup> St. S. Broken Arrow, OK.
15. Approve, conditionally approve, or disapprove the Final Plat of The Pines in District 2. Location: NE corner of E 101<sup>st</sup> St S and S 257<sup>th</sup> E Ave. Broken Arrow, OK.



## **Wagoner Metro Area Planning Commission Agenda**

16. Approve, conditionally approve, or disapprove the Code amendment adoption for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically Home Occupation requirements.
17. Old business
18. New business
19. Announcements
20. Adjournment