



Wagoner Metropolitan Area Planning Commission Minutes

Date: February 24th, 2026

Time: 6:00 pm

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

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

MEMBER	PRESENT/ABSENT
REICH – CHAIR	PRESENT
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	PRESENT
BALLEW	PRESENT
SNOW	PRESENT
SELF – EX OFFICIO	ABSENT
MOORE	PRESENT
HENDERSON	PRESENT
HAMLTON	PRESENT

3. Approval or correction to the minutes from January 27th, 2026.

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

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES



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BALLEW	ABSTAIN
SNOW	ABSTAIN
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

4. Planning Commission staff approved the following subdivision of land:
 - a. Subdivision of land request in District 3, SUBD-17-2026, Justin Fuller. Location: 1,984’ from the intersection of E.171ST St. S. and S. 337th E. Ave. on the West side of the road, Porter, OK.
5. Approve, conditionally approve, or disapprove the subdivision of land request in District 1, SUBD-13-2026, Yancy Joel Kinsch and Sheila Gean Kinsch. Location: 37525 E. 71st St. S., Broken Arrow, OK.
 - a. MOTION TO APPROVE: HENDERSON
 - b. SECOND: BALLEW
 - c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT



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MOORE	YES
HENDERSON	YES
HAMILTON	YES

6. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, SUBD-15-2026, Arnetta Cotton. Location: 69633 S. 220th Rd., Wagoner, OK.
 - a. MOTION TO APPROVE: BALLEW
 - b. SECOND: SNOW
 - c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

7. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, SUBD-16-2026, Armando Ambriz. Location: SE corner of E. 151st St. S. & S. 316th E. Ave., Coweta, OK.



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

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-72-2025, Yolanda Cade. Location: 16627 S. 233rd E. Ave., Coweta, OK.

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

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES



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BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

9. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-88-2025, Morgan Davis LLC. Location: 41562 E. 181st St. S., Porter, OK.

- a. MOTION TO DENY: MOORE
- b. SECOND: REICH
- c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES



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10. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-01-2026 and SUBD-01-2026, Dennis Akhramenko. Location: 27711 E. 77th St. S., Broken Arrow, OK.
- a. MOTION TO DENY: REICH
 - b. SECOND: BALLEW
 - c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

11. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-03-2026 and SUBD-07-2026, John Gregory. Location: 39024 E. 161st St. S., Porter, OK.
- a. MOTION TO APPROVE: SKEEN
 - b. SECOND: HENDERSON
 - c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES



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MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

12. Approve, conditionally approve, or disapprove the zoning map amendment, subdivision of land, and lot combination request in District 2, ZNE-83-2025, SUBD-98-2025, and LOT-14-25, Barbara Ann Chandler Trust. Location: 25541 E. 690 Rd., Wagoner, OK.

- a. MOTION TO APPROVE: HAMILTON
- b. SECOND: MOORE
- c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES



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SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

13. Approve, conditionally approve, or disapprove the Final Plat of Wildcat Acres in District 1. Location: NW corner of E. 31st St S. & S. 273rd East Ave., Catoosa, OK.

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

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

14. Approve, conditionally approve, or disapprove the Preliminary Plat of The Meadows at Steely Farms Phase III in District 1. Location: NE corner of S. 305th E. Ave. & E. 71st St. S., Broken Arrow, OK.



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- a. MOTION TO APPROVE: BALLEW
- b. SECOND: HENDERSON
- c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

15. Approve, conditionally approve, or disapprove the Preliminary Plat of The Meadows at Steely Farms Phase IV in District 1. Location: 1,956’ from the NE corner of S. 305th E. Ave. & E. 71st St. S., Broken Arrow, OK.

- a. MOTION TO APPROVE: HAMILTON
- b. SECOND: BALLEW
- c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES



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SNOW	YES
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

16. Old business:

17. New business:

18. Announcements:

19. Adjournment:

- a. MOTION TO ADJOURN: SKEEN
- b. SECOND: BALLEW
- c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	ABSENT
SKEEN – SECRETARY	YES
BALLEW	YES
SNOW	YES
SELF – EX OFFICIO	ABSENT



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MOORE	YES
HENDERSON	YES
HAMILTON	YES

20. Meeting was adjourned at: 6:42 PM