



Wagoner Metropolitan Area Planning Commission Minutes

Date: March 31, 2026

Time: 6:00 pm

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

1. Call to Order: 6:01 PM
2. Roll Call:

MEMBER	PRESENT/ABSENT
REICH – CHAIR	PRESENT
MAIER – VICE CHAIR	PRESENT
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 February 24th, 2026.
 - a. MOTION TO: APPROVE - HAMLTON
 - b. SECOND: MAIER
 - c. ROLL CALL:

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



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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-99-25, Hunter Privette Sr.
Location: 2,850’ East of N. 461st 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. 81st St. S. Broken Arrow, OK.
 - c. Subdivision of land request in District 2, SUBD-27-26, Mindalon Foster.
Location: 14062 S. 353rd E. Ave. Coweta, OK.
 - d. Subdivision of land request in District 2, SUBD-34-26, Daniel Williams.
Location: 13291 S. 353rd E. Ave. Coweta, OK.

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

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



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HENDERSON	YES
HAMILTON	YES

6. Approve, conditionally approve, or disapprove the zoning map amendment request in District 1, ZNE-05-2026, Carolyn Hill. Location: 28174 E. 58th St. S. Broken Arrow, OK.
 - a. MOTION TO: APPROVE - MAIER
 - b. SECOND: MOORE
 - c. ROLL CALL:

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

***Motion failed**

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. 209th E. Ave. on the South side of E. 141st St. S. Broken Arrow, OK.
 - a. MOTION TO: CONDITIONALLY APPROVE (Add caution signage for approaching dangerous driveway)– MOORE
 - b. SECOND: SKEEN
 - c. ROLL CALL:



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

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. 353rd E. Ave. on the North side of E. 111th St. S. Coweta, OK.
- a. MOTION TO: APPROVE - MOORE
 - b. SECOND: HENDERSON
 - c. ROLL CALL:

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



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HENDERSON	YES
HAMILTON	YES

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. 353rd E. Ave. on the North side of E. 111th St. S. Coweta, OK.
- a. MOTION TO: APPROVE - SKEEN
 - b. SECOND: BALLEW
 - c. ROLL CALL:

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

10. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-10-2026, Jannie Stockton. Location: 20633 S. 365th E. Ave. Porter, OK.
- a. MOTION TO: APPROVE - MAIER
 - b. SECOND: SNOW
 - c. ROLL CALL:



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MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	YES
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 1, ZNE-11-2026 and SUBD-19-2026, Mildred Ramsey. Location: 5037 S. 281st E. Ave. Broken Arrow, OK.

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

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



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HENDERSON	YES
HAMILTON	YES

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. 61st St. S. Broken Arrow, OK.

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

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

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. 337th E. Ave. Coweta, OK.

- a. MOTION TO: APPROVE - MAIER



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- b. SECOND: MOORE
- c. ROLL CALL:

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

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. 91st Street Properties, LLC and Laurie McKelvey. Location: 22891 E. 91st St. S. Broken Arrow, OK.

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

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



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SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	YES
HAMILTON	YES

15. Approve, conditionally approve, or disapprove the Final Plat of The Pines in District 2. Location: NE corner of E 101st St S and S 257th E Ave. Broken Arrow, OK.
- a. MOTION TO CONDITIONALLY APPROVE (DEQ letter and engineer report on road & drainage): MAIER
 - b. SECOND: SKEEN
 - c. ROLL CALL:

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

16. Approve, conditionally approve, or disapprove the Code amendment adoption for the Wagoner Metropolitan Area Planning Commission Zoning Code, specifically Home Occupation requirements.
- a. MOTION TO: APPROVE - HAMILTON
 - b. SECOND: SKEEN
 - c. ROLL CALL:



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

17. Old business: NONE

18. New business: NONE

19. Announcements: NONE

20. Adjournment:

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

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



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

21. Meeting was adjourned at: 8:01 PM