



# Wagoner Metro Area Planning Commission Agenda

**Date:** February 24th, 2026

**Time:** 6:00 pm

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

FILED  
WAGONER COUNTY CLERK  
2026 FEB 24 AM 8:13  
LORI HENDRICKS  
COUNTY CLERK

1. Call to Order
2. Roll Call
3. Approval or correction to the minutes from January 27<sup>th</sup>, 2026.

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## 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.*

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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.171<sup>ST</sup> St. S. and S. 337<sup>th</sup> 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. Location: 37525 E. 71<sup>st</sup> St. S., Broken Arrow, OK.
6. Approve, conditionally approve, or disapprove the subdivision of land request in District 2, SUBD-15-2026, Arnetta Cotton. Location: 69633 S. 220<sup>th</sup> Rd., Wagoner, OK.



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7. Approve, conditionally approve, or disapprove the subdivision of land request in District 3, SUBD-16-2026, Armando Ambriz. Location: SE corner of E. 151<sup>st</sup> St. S. & S. 316<sup>th</sup> E. Ave., Coweta, OK.
8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-72-2025, Yolanda Cade. Location: 16627 S. 233<sup>rd</sup> E. Ave., Coweta, OK.
9. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-88-2025, Morgan Davis LLC. Location: 41562 E. 181<sup>st</sup> St. S., Porter, OK.
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. 77<sup>th</sup> St. S., Broken Arrow, OK.
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. 161<sup>st</sup> St. S., Porter, OK.
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.
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.
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. 305<sup>th</sup> E. Ave. & E. 71<sup>st</sup> St. S., Broken Arrow, OK.
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. 305<sup>th</sup> E. Ave. & E. 71<sup>st</sup> St. S., Broken Arrow, OK.
16. Old business
17. New business
18. Announcements
19. Adjournment

FILED  
WAGONER COUNTY CLERK  
2025 FEB 24 PM 8:13  
DEBRA HENNING  
COUNTY CLERK