



Wagoner Metropolitan Area Planning Commission Minutes

Date: January 27th, 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	PRESENT
SKEEN – SECRETARY	PRESENT
BALLEW	ABSENT
SNOW	ABSENT
SELF – EX OFFICIO	ABSENT
MOORE	PRESENT
HENDERSON	ABSENT
HAMLTON	PRESENT

3. Approval or correction to the minutes from December 9th, 2025 and December 18th, 2025.
 - a. MOTION TO APPROVE: SKEEN
 - b. SECOND: REICH
 - c. ROLL CALL:

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



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

4. Planning Commission staff approved the following subdivision of land:
 - a. Subdivision of land request in District 3, SUBD-0026-2024, Jerome Day and Sharon K. Day Revocable Trust. Location: 19300 US Highway 64 Haskell, OK.
 - b. Subdivision of land request in District 2, SUBD-107-2026, Patricia Antle. Location: The intersection of E. 101st St. S & S. 273rd E. Ave. on the SE corner, Coweta, OK.
 - c. Subdivision of land request in District 1, SUBD-0008-2026, Ary Land, LLC. Location: 29470 E. 101st St. S. Coweta, OK.

5. Approve, conditionally approve, or disapprove the request to rezone property in the City of Wagoner from RS1 to DM. Location: 205 E. & 207 N. Casaver Ave., & 216 NE 2nd St., Wagoner, OK.
 - a. MOTION TO APPROVE: MAIER
 - b. SECOND: SKEEN
 - c. ROLL CALL:

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



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

6. Subdivision of land request in District 1, SUBD-0009-2026, James R. Hill & Traci L. Hill, Trustees of the James R. Hill and Traci L. Hill Revocable living Trust. Location: 10286 S. 305th E. Ave., Coweta, OK.
 - a. MOTION TO CONDITIONALLY APPROVE: MAIER
 - b. SECOND: HAMILTON
 - c. ROLL CALL:

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



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7. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-85-2025, Delehanty Family Trust. Location: 9278 N. 50th St. W., Porter, OK.
- a. MOTION TO APPROVE: MAIER
 - b. SECOND: SKEEN
 - c. ROLL CALL:

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

8. Approve, conditionally approve, or disapprove the zoning map amendment request in District 3, ZNE-86-2025, Evelyn Loveland. Location: 15353 S. 193rd E. Ave., Broken Arrow, OK.
- a. MOTION TO DISAPPROVE: HAMILTON
 - b. SECOND: MAIER
 - c. ROLL CALL:

MEMBER	YES/NO
REICH – CHAIR	YES



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

9. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-84-2025 and SUBD-97-2025, Gwyn Gainer-Young.: 34897 E. 111th St. S., Coweta, OK.

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

21MEMBER	YES/NO
REICH – CHAIR	YES
MAIER – VICE CHAIR	YES
SKEEN – SECRETARY	YES
BALLEW	ABSENT
SNOW	ABSENT
SELF – EX OFFICIO	ABSENT



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MOORE	YES
HENDERSON	ABSENT
HAMILTON	YES

10. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 3, ZNE-87-2025 and SUBD-0100-2025, Linda Carpenter. Location: 18289 S. 445th E. Ave., Porter, OK.

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

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

11. Approve, conditionally approve, or disapprove the zoning map amendment and subdivision of land request in District 1, ZNE-89-2025 and SUBD-89-2025, Ann E. Wade. Location: 30101E. 83rd St. S., Broken Arrow, OK.



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

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

12. Approve, conditionally approve, or disapprove the Final Plat of Beene Industrial Park in District 3. Location: 22480 E. 111th St. S. Broken Arrow, OK.

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

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



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

13. Approve, conditionally approve, or disapprove the Preliminary Plat of Flint Hills Phase II in District 1. Location: 1,375 feet NW of the intersection located at S. 257th E. Ave. and E. 61st St. S., 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	ABSENT
SNOW	ABSENT
SELF – EX OFFICIO	ABSENT
MOORE	YES
HENDERSON	ABSENT
HAMILTON	YES



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14. Approve, conditionally approve, or disapprove the Preliminary Plat of Replat of the Reserve at Timbercreek Lot 6 Block 1 in District 3. Location: The SE corner of S. 215th E. Ave. & E. 107th St. S., Broken Arrow, OK.

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

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

15. Approve, conditionally approve, or disapprove the Final Plat of Replat of the Reserve at Timbercreek Lot 6 Block 1 in District 3. Location: The SE corner of S. 215th E. Ave. & E. 107th St. S., Broken Arrow, OK.

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

MEMBER	YES/NO
REICH – CHAIR	YES



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

16. Old business:

17. New business:

18. Announcements:

19. Adjournment:

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

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



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

20. Meeting was adjourned at: 7:18 pm