

*City of Wagoner
Board of Adjustment Regular Board Meeting
231 Church Street
April 12, 2022
6:30 p.m.*

*Jeff Hamilton
Kellie Odeneal*

*Craig Tubb
Jeffrey Helmer*

Doug Moore, City Planner

1. *Approval or corrections of minutes –*
 - a. *March 10, 2021*
2. *Discussion and possible action to election officers for 2022*
 - a. *Chairperson*
 - b. *Vice Chairperson*
 - c. *Secretary*
3. *Discussion and possible action to set regular meeting schedule for the 2022 calendar year.*

PUBLIC HEARING

First the Board of Adjustment 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 Board of Adjustment will then hear from the applicant, a presentation not to exceed 10 minutes. Next the Board of Adjustment will hear from any interested parties, a time limit 3 minutes 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 Board of Adjustment will hear the applicant's rebuttal, if any, not to exceed 5 minutes. During the hearing the Board of Adjustment may ask questions of staff, the applicant, or interested parties. After the interested parties listed on the sign in sheet 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 Board of Adjustment 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 Board of Adjustment members only.

The concurring vote of at least three members of the board of adjustment shall be necessary to reverse any order, requirement, decision, or determination being appealed from, to decide in favor of the applicant, or to decide any matter which may properly come before it pursuant to the zoning ordinance and Section 44-104, Title 11 of Oklahoma Revised State Statutes.

4. *Public Hearing – Case Number WBOA 2022-01, applicant is requesting a special exception to allow a general indoor recreational use on the property located at 505 Northeast 3rd Street, Wagoner, Oklahoma. The property is further described as: City of Wagoner Lots 6; 7; 8; and 9 of block 215, Wagoner, Wagoner County, Oklahoma.*
 - a. *Discussion and possible action on the request for a special exception for the above-mentioned property.*
5. *Public Hearing – Case Number WBOA 2022-02, applicant is requesting a special exception from Article 2.4 Bulk and Area Requirements of the City of Wagoner Zoning Ordinance, for a reduction in the front yard setback to allow for a carport to be placed on the property located at 907 North Gertrude Avenue, Wagoner, Oklahoma. The property is further described as: A Lot consisting of a part of Lots 1 and 6, in Block 114, of the City of Wagoner, Wagoner County, Oklahoma, bounded and described as follows: Beginning at a point on the East line of said Lot 1, a distance of 70 feet South of the NE Corner of said Lot; and running Thence South on the East line of said Block a distance of 70 feet; Thence West on a line parallel with the North line said Block a distance of 150 feet; Thence North on a line parallel with the East line of said Block, a distance of 70 feet; Thence East on a line parallel with the North line of said Block, a distance of 150 feet to the Point of Beginning.*
 - a. *Discussion and possible action on the request for a special exception for the above-mentioned property.*
6. *Public Hearing – Case Number WBOA 2022-03, applicant is requesting a special exception to allow for a “major vehicle service and repair” use within a Regional Commercial (C-3) zone district (Section 2.3 Table of Allowed Uses) on the property located at 1904 State Highway 51, Wagoner, Oklahoma. The property is further described as: 8-17-18 A TR OF LAND SITUATED IN THE SE COMM AT THE SE COR -n01DEG 52’16”W A DIST OF 174.49’ TO A PT ON THE N ROW ST HWY 51 -S88DEG 34’12”W ALONG SD ROW A DIST OF 24.75’ S55DEG57’44”W CONTINUING ALONG SD ROW A DIST OF 74.23’ S86DEG 32’55”W CONTINUING ALONG SD ROW A DIST OF 307.18’ TO POB -S86DEG32’55” W CONTINUING ALONG SD ROW A DIST 118.08’ S89DEG29’57”W CONTINUING ALONG SD ROW A DIST OF 245. 40’ -N01DEG 52’16”W A DIST OF 236.22’ N88DEG 35’05”E A DIST OF 363 .38’ -S01.52’16”E A DIST OF 235.94’ TO THE POB BK 1691 PG 366.*
 - a. *Discussion and possible action on the request for a special exception for the above-mentioned property.*
7. *Public Hearing – Case Number WBOA 2022-04, applicant is requesting a variance from Section 2.4 Bulk Area Requirements of the zoning ordinance to allow for storage building to be constructed on the property located on Lot 7 Block 339 of the City of Wagoner, Wagoner County, Oklahoma.*
 - a. *Discussion and possible action on the request for a variance for the above-mentioned property.*
8. *New Business*
9. *Adjournment*

Doug Moore, City Planner