



**NOTICE OF REGULAR MEETING  
CITY OF CLAREMORE-ROGERS COUNTY  
METROPOLITAN AREA PLANNING COMMISSION**

A regular meeting of the City of Claremore-Rogers County Metropolitan Area Planning Commission will be held on Tuesday, January 6, 2026, at 4:00 P.M. in the Claremore City Council Chambers at 104 S. Muskogee Avenue, Claremore, Oklahoma 74017.

**AGENDA**

**Item #1:** Call to Order. Roll Call to establish quorum. Determine that Notice of Meeting and Agenda were properly posted in accordance with the Oklahoma Open Meeting Act.

**Item #2:** Review and approve, amend, or disapprove Minutes of the Regular Meeting of December 2, 2025.

**Item #3:** Unfinished Business - Discussion and possible action on the request for a ZONING CHANGE from AR (Agriculture-Residential) to RS-20 (Residential Single-Family Medium District). That the intended use of the property, after rezoning, is for a residential subdivision, contingent on the approval of the Board of County Commissioners. Note: This item was tabled at the December 2, 2025, regular meeting.

**CASE #2654**

**APPLICANT:** Joe Pace

**LOCATION:** NE corner of E. 126<sup>th</sup> St. N. and N. 161<sup>st</sup> E. Ave. intersections, Collinsville, OK 74021

**LEGAL DESCRIPTION:** A tract of land in the Southwest Quarter (SW/4) of Section Thirty-five (35) in Township Twenty-two (22) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Rogers County, State of Oklahoma; being more particularly described as follows: BEGINNING at the SW corner of the SW/4 of Sec. 35, T-22-N, R-14-E, I.B.&M.; THENCE N 01°11'12"W along the west line of said SW/4 a distance of 1323.04 feet to the NW corner of the S/2 of said SW/4; THENCE N 88°54'38"E a distance of 2638.67 feet to the NE corner of said S/2 SW/4; THENCE S 01°13'27"E a distance of 1324.14 feet to the SE corner of said SW/4; THENCE S 88°56'03"W a distance of 2639.54 feet to the POINT OF BEGINNING, and containing 80.190 acres, more or less.

**Item #4:** New Business: Discussion and possible action with respect to any matter not known about or which could not have been reasonably foreseen prior to the time of posting of the agenda.

**Item #5:** Discussion and possible action on the request for a Preliminary Plat for The Coves at Stone Canyon Phase V, contingent on the approval of the Board of County Commissioners.

**CASE #2659**

**APPLICANT:** Kellogg Engineering

**LOCATION:** NW of N. 177<sup>th</sup> E. Ave. and N. Patriot Drive Intersection, Owasso, OK 74055

**LEGAL DESCRIPTION:** A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY FIVE (35) IN TOWNSHIP TWENTY ONE (21) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF; ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW/4 S 88°46'38" W A DISTANCE OF 855.38 FEET TO THE POINT OF BEGINNING; THENCE S 88°46'38" W A DISTANCE OF 546.96 FEET; THENCE N 07°31'35" W A DISTANCE OF 16.03 FEET; THENCE N 07°06'37" W A DISTANCE OF 842.20 FEET; THENCE N 81°57'37" E A DISTANCE OF 420.54 FEET; THENCE S 23°48'40" E A DISTANCE OF 306.08 FEET; THENCE S 18°39'12" E A DISTANCE OF 333.70 FEET; THENCE S 01°13'29" E A DISTANCE OF 302.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.68 ACRES, MORE OR LESS.

**Item #6:** Public hearing with discussion and possible action on the request for a ZONING CHANGE from AR (Agriculture-Residential) and RS-10 (Residential Single-Family High-Medium Density District) to C-4 (Commercial Central Service District). That the intended use of the property, after rezoning, is for an electrical business, contingent on the approval of the Board of County Commissioners.

CASE #2657

**APPLICANT:** Joe Duvall

**LOCATION:** 13665 E. Hwy 20, Claremore, OK 74017

**LEGAL DESCRIPTION:** A TRACT OF LAND IN THE SW/4 SE/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 16 EAST OF THE I.B.&M DESCRIBED AS FOLLOWS: BEGIN AT A POINT 621 FEET WEST AND 75 NORTH OF THE SW CORNER OF THE SE/4 SE/4; THENCE S 89°07'52" W ALONG THE HIGHWAY ROW 250 FEET; THENCE N 348.48 FEET; THENCE N 89°07'52" E 250 FEET; THENCE SOUTH 348.48 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**Item #7:** Public comments and responses from board members: Limited to specific items on the Agenda that are listed and discussed at this meeting and limited in duration at the discretion of the Chairman.

**Item #8:** Adjournment.

*Brittany Senters*  
Brittany Senters, Deputy Director