

November 10, 2025 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Duy Nguyen, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**

1) **MINUTES:**

A. Discussion and possible action to approve, deny or amend the meeting minutes of the October 13, 2025, Planning Commission Meeting.

- 2) **151-75 Crossing Preliminary Plat** – A Preliminary Plat for a commercial center of approximately 76.599 acres. There will be a total of seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.
Applicant: 151-75 Crossing, LLC
Applicant Representative: Kevin Norton, Tanner Consulting, LLC

THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

(Duy Nguyen, City Planner)

- 3) **Zoning Ordinance Text Amendment** – A proposed Zoning Ordinance Text Amendment (GZA-314) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District.
Applicant: City of Glenpool

THIS ITEM HAS BEEN REMOVED FROM THE AGENDA.

(Duy Nguyen, City Planner)

4) **2026 PLANNING COMMISSION MEETING CALENDAR**

A. Discussion and possible action to approve, deny or amend the proposed 2026 Planning Commission Meeting Calendar.

(Duy Nguyen, City Planner)

F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Glenpool, Oklahoma, on or before November 7, 2025, at or by 4:00 PM.

Signed:

Duy Nguyen- City Planner

**MINUTES
CITY OF GLENPOOL
PLANNING COMMISSION
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission was held at 6:00 p.m. on October 13, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

- A) Call to Order** – Keith Robinson, Chairman **6:01 P.M.**
B) Roll Call, Declaration of a Quorum – Duy Nguyen, Secretary; Keith Robinson, Chairman

| | |
|--------------------------|--------------------------------|
| <u>X (Present)</u> | Keith Robinson, Chairman |
| <u>X (Present)</u> | Kim Hanson-Mercier, Vice-Chair |
| <u>X (Present)</u> | Mickey Wilburn, Commissioner |
| <u>A (Absent)</u> | Marilyn Nichols, Commissioner |
| <u>X (Present)</u> | Matthew Hayes, Commissioner |

Staff Present:

| | |
|--------------------|--|
| <u>X (Present)</u> | Gerald S. Gilbert, Development Services Director |
| <u>X (Present)</u> | Duy Nguyen, City Planner |

- C) Announcements**
- None
- D) Director’s Report**
- None
- E) Scheduled Business**

1. MINUTES:

- A. Discussion and possible action to approve, deny, or amend the meeting minutes of the August 11, 2025, Planning Commission Meeting.

Motion: Matthew Hayes made a motion to accept and approve the minutes.

Second: Marilyn Nichols

Voting Aye: Keith Robinson, Kim Hanson-Mercier, Mickey Wilburn, Matthew Hayes

Motion Passed: 4-0

- 2. South 75 Business Park Phase III-A** – A Lot Split application (GLS 272) to split an 11.085-acre lot into two (2) tracts. Tract 1 is approximately 3 acres in size. Tract 2 is approximately 8.085 acres. The subject site is generally located on the east side of S. Broadway St. W. approximately 1,800 feet south of W. 161st St. S. as part of Lot 1 Block 2 of the Final Plat of South 75 Business Park Phase III-A.

Applicant: South 75, LLC

Applicant Representative: Kevin Norton, Tanner Consulting, LLC

- A. Public Hearing on the proposed Lot Split application (GLS 272).

- **OPEN PH: 6:06 PM**
- Duy Nguyen, City Planner, gave a brief presentation and recommended approval with the condition that all existing and proposed easements must be shown on the lot split surveys prior to a stamp of approval by Staff and recordation of any deeds.
- Kevin Norton, applicant representative, elaborated on the request.
- **CLOSED PH: 6:13 PM**

- B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Lot Split application (GLS 272).

Motion: Kim Hanson-Mercier made a motion to recommend approval of the Lot Split application (GLS 272) with the conditions presented by staff:

1. All existing and proposed easements must be shown on the lot split surveys prior to a stamp of approval by Staff and recordation of any deeds.

Second: Mickey Wilburn

Voting Aye: Keith Robinson, Mickey Wilburn, Kim Hanson-Mercier, Matthew Hayes

Motion Passed: 4-0

- 3. 151-75 Crossing Preliminary Plat** – A Preliminary Plat for a commercial center of approximately 76.599 acres. There will be a total of seven (7) lots and three (3) reserve areas. The subject site is generally located at the southwest corner of US Highway 75 and State Highway 67.

Applicant: 151-75 Crossing, LLC

Applicant Representative: Kevin Norton, Tanner Consulting, LLC

The applicant has requested to table the item to the November 10, 2025, Planning Commission meeting.

- A. Public Hearing on the proposed 151-75 Crossing Preliminary Plat.
- B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the 151-75 Crossing Preliminary Plat.

Motion: Keith Robinson made a motion to table the item to the November 11, 2025, Planning Commission meeting.

Second: Mickey Wilburn

Voting Aye: Keith Robinson, Mickey Wilburn, Kim Hanson-Mercier, Matthew Hayes

Motion Passed: 4-0

- 4. Zoning Ordinance Text Amendment** – A proposed Zoning Ordinance Text Amendment (GZA-314) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District.
Applicant: City of Glenpool

The applicant has requested to table the item to the November 10, 2025, Planning Commission meeting.

- A. Public Hearing on the proposed Zoning Ordinance Text Amendment (GZA-314).
- B. Discussion and possible action to recommend approval, approval with conditions, deny, or amend the Zoning Ordinance Text Amendment (GZA-314).

Motion: Keith Robinson made a motion to table the item to the November 11, 2025, Planning Commission meeting.

Second: Mickey Wilburn

Voting Aye: Keith Robinson, Mickey Wilburn, Kim Hanson-Mercier, Matthew Hayes

Motion Passed: 4-0

F) Adjournment 6:14 P.M.

Signed: _____
Duy Nguyen
City Planner

Signed: _____
Keith Robinson
Chairman

TO: GLENPOOL PLANNING COMMISSION

FROM: DUY NGUYEN, CITY PLANNER

DATE: NOVEMBER 10, 2025

ITEM: 2026 PLANNING COMMISSION MEETING CALENDAR

BACKGROUND

Per Oklahoma Open Meetings Act O.S.25 § 311(A)(1), all public bodies shall give notice in writing by December 15 of each calendar year of the schedule of the regularly scheduled meetings for the following year.

As illustrated in the attached Planning Commission 2026 Meetings Calendar, the Commission's meetings are scheduled for the second Monday of the month. The frequency and convening time for the meetings are similar to 2025's calendaring. The meeting time will continue to be at 6:00 pm.

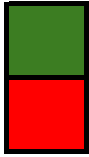
STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the 2026 Planning Commission Meeting Calendar as presented.

Attachments:

1. 2026 BOA and Planning Commission Meeting Calendar & Schedule
2. 2026 Calendar Year Schedule for City Council

2026 Meeting Calendar



City Council, GEMS, GUSA, GIA, & Cemetery Trust Authority



City Holidays (Observed by the City of Glenpool)

Red square representing Planning Commission/Board of Adjustment (6:00pm 2nd MONDAY of each Month)

| January | | | | | | |
|---|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |
| <i>New Year's Day 1st</i> <i>Martin Luther King Jr. Day 19th</i> | | | | | | |

| February | | | | | | |
|----------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| <i>Presidents Day 16th</i> | | | | | | |

| March | | | | | | |
|------------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |
| <i>No Holiday this Month</i> | | | | | | |

| April | | | | | | |
|------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |
| <i>Good Friday 3rd</i> | | | | | | |

| May | | | | | | |
|-----|--------------------------|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | <i>Memorial Day 25th</i> | | | | | |

| June | | | | | | |
|------------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |
| <i>No Holiday this Month</i> | | | | | | |

| July | | | | | | |
|-----------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |
| <i>Independence Day 3rd</i> | | | | | | |

| August | | | | | | |
|--------|----|------------------------------|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | <i>No Holiday this Month</i> | | | | |

| September | | | | | | |
|----------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |
| <i>Labor Day 7th</i> | | | | | | |

| October | | | | | | |
|------------------------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |
| <i>No Holiday this Month</i> | | | | | | |

| November | | | | | | |
|--|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |
| <i>Veteran's Day & Thanksgiving Day (Observed) 11th, 26th & 27th</i> | | | | | | |

| December | | | | | | |
|---|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |
| <i>Christmas Eve & Christmas Day (Observed) 24th & 25th</i> | | | | | | |

All Planning Commission and Board of Adjustment Meetings are on the 2nd Monday of every month @ 6:00 PM

ALL PC & BOA MEETINGS WILL BE HELD WITHIN THE CITY COUNCIL CHAMBERS LOCATED ON THE 3RD FLOOR OF THE GLENPOOL CONVENTION CENTER & 12205 S YUKON AVE, GLENPOOL, OKLAHOMA

**2026 CALENDAR YEAR
SCHEDULE OF REGULAR MEETINGS
GLENPOOL BOARD OF ADJUSTMENT &
PLANNING COMMISSION
GLENPOOL, OKLAHOMA**

| DATE | TIME | PLACE |
|--------------------|-------------|--------------------|
| JANUARY 12, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| FEBRUARY 9, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| MARCH 9, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| APRIL 13, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| MAY 11, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| JUNE 8, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| JULY 13, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| AUGUST 10, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| SEPTEMBER 14, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| OCTOBER 12, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| NOVEMBER 9, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |
| DECEMBER 14, 2026 | 6:00 P.M. | GLENPOOL CITY HALL |

- **All Board of Adjustment and Planning Commission Meetings will be held on the second Monday of each month.**

All Board of Adjustment and Planning Commission Meetings will be held at GLENPOOL CITY HALL, City Council Chambers, 12205 S Yukon Ave., Glenpool Oklahoma

APPROVED BY:

Glenpool Planning Commission and
Board of Adjustment (BOA) on _____
12205 S. Yukon Ave., Glenpool, OK 74033

Filed in the office of the City Clerk on the _____ day of November 2026

Signed: _____

2026 Calendar Year Schedule

Regular Glenpool City Council Meetings

GLENPOOL CITY HALL, City Council Chambers, 12205 S Yukon Ave., Glenpool Oklahoma

* Denotes Tuesday Meeting

| Date | Time | Place |
|--------------|---------|--------------------|
| January 5 | 6:00 PM | Glenpool City Hall |
| January 20* | 6:00 PM | Glenpool City Hall |
| February 2 | 6:00 PM | Glenpool City Hall |
| February 17* | 6:00 PM | Glenpool City Hall |
| March 2 | 6:00 PM | Glenpool City Hall |
| March 16 | 6:00 PM | Glenpool City Hall |
| April 6 | 6:00 PM | Glenpool City Hall |
| April 20 | 6:00 PM | Glenpool City Hall |
| May 4 | 6:00 PM | Glenpool City Hall |
| June 1 | 6:00 PM | Glenpool City Hall |
| June 15 | 6:00 PM | Glenpool City Hall |
| July 6 | 6:00 PM | Glenpool City Hall |
| July 20 | 6:00 PM | Glenpool City Hall |
| August 3 | 6:00 PM | Glenpool City Hall |
| August 17 | 6:00 PM | Glenpool City Hall |
| September 8* | 6:00 PM | Glenpool City Hall |
| September 21 | 6:00 PM | Glenpool City Hall |
| October 5 | 6:00 PM | Glenpool City Hall |
| October 19 | 6:00 PM | Glenpool City Hall |
| November 2 | 6:00 PM | Glenpool City Hall |
| December 7 | 6:00 PM | Glenpool City Hall |

APPROVED BY: MEMBERS OF GLENPOOL CITY COUNCIL 12205 S. YUKON GLENPOOL, OK 74033

Filed in the office of the City Clerk on the ____ day of November 2025.

Signed: _____