

July 21, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

**July 21, 2026
Planning Commission
Meeting Minutes**

AGENDA

- A) **Call to Order** - Keith Robinson, Chairman **6:03 PM**
- B) **Roll Call, Declaration of Quorum** - Gerald Gilbert, Secretary; Keith Robinson, Chairman

X (Present) Chairman Keith Robinson
X (Present) Vice-Chair Kim Hanson Mercier
X (Present) Commissioner Mickey Wilburn
X (Present) Commissioner Matthew Hayes
X (Present) Commissioner Marilyn Nichols

- C) **Announcements** **NO ANNOUNCEMENTS**
- D) **Director's Report** **NO REPORTS**
- E) **Scheduled Business**

1) **MINUTES**

A. Discussion and possible action to approve, deny, or amend the meeting minutes of June 8, 2026, Planning Commission Meeting.

Motion: Commissioner Hanson Mercier made a motion to accept and approve the June 8, 2026, Planning Commission Meeting Minutes.

Second: Commissioner Wilburn

Voting Aye: Chairman Robinson, Vice-Chair Hanson Mercier, Commissioner Wilburn, Commissioner Hayes, Commissioner Nichols

Motion Passed: 5-0.

- 2) **60 Acre Elwood LLC (40-Acre site):** A lot split application (GLS 274) to subdivide a 40-acre parcel into 4 lots. The subject site is located at 13708 S Elwood W. This item was tabled at the June 8, 2026 Planning Commission Meeting.
- Applicant: 60 Acre Elwood Ave LLC.
- Applicant Representative: Gerald W. Baker, Baker Surveying LLC
(Gerald Gilbert, Development Services Director)

A. Public Hearing on the proposed Lot Split (GLS 274).

- **OPEN PUBLIC HEARING: 6:05 PM**
- **Gerald S. Gilbert, Development Services Director**, gave a brief presentation of the proposed project.
- **Subject site Is located at 13708 S Elwood Avenue**
- **Site is zoned Agricultural (AG)**
- **Site is designated General Residential**
- **A large portion of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations.**
- **A single-family residence and several out-buildings did exist on the site; however,**
- **The residence and structures were demolished in preparation for the subject lot split application.**
- **Applicant is requesting a lot split of the 40.14-acre site into four (4) lots.**
- **TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code**
- **As such, staff recommends the approval of GLS 274 with following condition.**
 1. **The property owner shall dedicate a strip of land measuring fifty (50) feet in width along South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be reserved for public use for roadways, sidewalks, utility, and drainage purposes as determined by the City of Glenpool.**
- **Chairman Robinson asked if the stub streets within Appaloosa Acres and Brentwood neighborhoods would be extended into the proposed lot split area. His concern was future access for the neighborhood since there was only one access to the Brentwood neighborhood. And asked the applicant if they would work with the city on future connections from adjacent neighborhoods if needed.**
- **Applicant Representative: Gerald Baker, Baker Surveying was not in attendance, however, James Weygant representing the applicant addressed the Commission and stated that they would work with**

the city on future access points when the development of the lots occurred.

- **CLOSED PUBLIC HEARING AT 6:15 PM.**

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 274).

Motion: Vice Chair Hanson-Mercier to approve lot split with condition stipulated in the staff report
Second: Commissioner Wilburn
Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair Hanson-Mercier, Commissioner Hayes, Commissioner Nichols
Motion Passed: 5-0

- 3) **60 Acre Elwood LLC (20-Acre site):** A lot split application (GLS 275) to subdivide a 20-acre parcel into 3-lots. The subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S. This item was tabled at the June 8, 2026 Planning Commission Meeting.

Applicant: 60 Acre Elwood Ave LLC

Applicant Representative: Gerald W. Baker, Baker Surveying LLC
(Gerald Gilbert, Development Services Director)

A. Public Hearing on the proposed Lot Split (GLS 27).

- **OPEN PUBLIC HEARING: 6:17 PM**
- **Gerald S. Gilbert, Development Services Director, gave a brief presentation of the proposed project.**
- **Subject site is located on the west side of S. Elwood Avenue approximately 2,600 feet north of E 141st St S.**
- **Site is zoned Agricultural (AG)**
- **Site is designated General Residential**
- **A large portion of the property falls within a designated FEMA floodplain. Any development must comply with all applicable federal, state, and local regulations.**
- **A previous lot split (GLS 271) created the subject site**
- **Applicant is requesting a lot split of the 20.83-acre site into three (3) lots.**
- **TAC and staff have reviewed the Lot Split application (GLS 274) and determined that the lot split meets the COG Zoning Code and Subdivision Code**
- **As such, staff recommends the approval of GLS 274 with following condition.**
 1. **The property owner shall dedicate a strip of land measuring fifty (50) feet in width along South Elwood Avenue to the public for right-of-way purposes. The dedication shall be shown on the final plat or survey, and all necessary legal descriptions, deeds, and documentation shall be prepared and recorded at the owner's expense prior to the recording of the lot split. The dedicated area shall be free and clear of all encumbrances, and shall be**

reserved for public use for roadways, sidewalks, utility, and drainage purposes as determined by the City of Glenpool.

- **Applicant Representative:** Gerald Baker, Baker Surveying was not in attendance, however, James Weygant representing the applicant was in attendance and was available for questions. No questions for the applicant representative from the Commission

B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of Lot Split (GLS 276).

Motion: Commissioner Wilburn to approve lot split with condition stipulated in the staff report

Second: Vice Chair Hanson-Mercier

Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair Hanson-Mercier, Commissioner Hayes, Commissioner Nichols

Motion Passed: 5-0

- 4) **South 75 Business Park Tract 6:** A Lot Split application (GLS 276) to divide an 18.869-acre lot into two lots. The subject site is located east of South Broadway St approximately 408 feet from the south-east corner of W 161st St S and South Broadway St.

Applicant: South 75 LLC

Applicant Representative: Erik Enyart, Tanner Consulting LLC
(Lauren Purcell, City Planner)

A. Public Hearing on the proposed lot split (GLS 276)

- **OPEN PUBLIC HEARING: 6:25 PM**
- Lauren Purcell, City Planner, gave a brief presentation of the proposed project.
- The subject site is located east of South Broadway St approximately 408 feet from the south-east corner of W 161st St S and South Broadway St.
- Site is PUD 42A
- Applicant is requesting a lot split of the 18.869-acre site into two (2) lots.
- Future division of the subject site and lots would require a new plat to be processed.
- TAC and staff have reviewed the Lot Split application (GLS 276) and determined that the lot split meets the COG Zoning Code and Subdivision Code
- As such, staff recommend the approval of GLS 276.
- Applicant's Representative Erik Enyart addressed the Commission and was available to answer questions.
- **CLOSED PUBLIC HEARING AT 6:30 PM.**

B. Discussion and possible action to recommend the approval, approval with conditions, or denial of Lot Split (GLS 276).

Motion: Commissioner Wilburn made a motion to approve the lot split

Second: Vice Chair Hanson-Mercier
Voting Aye: Chairman Robinson, Commissioner Wilburn, Vice Chair
Hanson-Mercier, Commissioner Hayes, Commissioner
Nichols
Motion Passed: 5-0

F) Adjournment 6:31PM

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on or before July 17, 2026, at or by 11:00am.

Signed:

Lauren Purcell - City Planner