



Andrew Ungerecht - Member
Larry Brady – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

AMENDED AGENDA
PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, JULY 13, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call.
4. Determination of a Quorum.
5. Approval of Minutes of meeting of June 8, 2026 (Note: No May meeting due to lack of quorum)
6. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 20140 N Triple X Road, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less.

7. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of three 3.5-acre parcels from a tract of land containing 10.476 acres with the legal description as follows:

Part of Luther Township, more particularly part of the Northwest $\frac{1}{4}$ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest $\frac{1}{4}$, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less.

8. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 106 E Three Oaks Dr, Luther, Oklahoma, for purposes of multiple single-family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of 3 parcels from a tract of land containing 6 acres with the legal description as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

10. Consideration, discussion, and possible action, including making a recommendation to the Town Board of Trustees, to approve a lot combination of two parcels into a single lot with the legal description as follows:

Lots 36 and 37, Rolling Meadows West Addition to the Town of Luther, Oklahoma County, Oklahoma.

11. New Business.
12. Citizen participation.
13. Adjourn.



Rian Harkins, AICP
Town Manager/Clerk



* Amended Agenda Posted on July 8, 2026, at Luther Town Hall, via MailChimp, on the Website at www.townoflutherok.com and on Facebook at The Town of Luther, prior to 7:00 pm.

This meeting will be conducted in accordance with the approved Code of Conduct, approved May 12, 2026, and posted on the Town of Luther website.





Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

MEETING MINUTES
PLANNING COMMISSION FOR THE TOWN OF LUTHER
MONDAY, June 8, 2026, 7:00 PM
TOWN HALL, 108 S MAIN, LUTHER, OK 73054

1. Call to Order **by Cecilia Taft.**
2. Pledge of Allegiance **led by Cecilia Taft.**
3. Roll Call **by Rian Harkins. Present were Cecilia Taft, Patrice Christy, and Andrew Ungerecht. Steven Cholity was absent.**
4. Determination of a Quorum **was made by Cecilia Taft.**
5. Approval of Minutes of meeting of April 13, 2026 (Note: No May meeting due to lack of quorum) – **Cecilia Taft made a motion to approve the minutes, 2nd by Patrice Christy. The Vote: All (3) Yes.**
6. ~~PUBLIC HEARING~~ To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 20140 N Triple X Road, Luther, Oklahoma, for purposes of multiple single family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Part of Luther Township, more particularly part of the Northwest ¼ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest 1/4, thence north 662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less. —**Cecilia Taft made a motion to table to 7.13.2026, 2nd by Patrice Christy. The Vote: All (3) Yes.**

Cancelled to due to publication/notification error.
7. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of three 3.5-acre parcels from a tract of land containing 10.476 acres with the legal description as follows:

Part of Luther Township, more particularly part of the Northwest ¼ of Section 20, Township 14 North, Range 1 East, beginning at the southwest corner of the northwest 1/4, thence north

662.91 feet, thence east 668.20 feet, thence south 663.20 feet, thence west 688.20 feet to the point of beginning, containing 10.476 acres more or less. - **Cecilia Taft made a motion to table to 7.13.2026, 2nd by Patrice Christy. The Vote: All (3) Yes.**

- ~~8. PUBLIC HEARING – To consider an application and take possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for to consider an application for a Specific Use Permit for property generally located at 106 E Three Oaks Dr, Luther, Oklahoma, for purposes of multiple single family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:~~

~~Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less. – **Cecilia Taft made a motion to table to 7.13.2026, 2nd by Patrice Christy. The Vote: All (3) Yes.**~~

Cancelled to due to publication/notification error.

9. Consideration, discussion and possible action, including making a recommendation to the Town Board of Trustees, to approve or deny an application for a lot split of 3 parcels from a tract of land containing 6 acres with the legal description as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less. - **Cecilia Taft made a motion to table to 7.13.2026, 2nd by Patrice Christy. The Vote: All (3) Yes.**

10. Consideration, discussion and possible action on review of a proposed RV Park zoning ordinance, including scheduling a public hearing (**Tabled from the April 13, 2026 meeting**). – **Cecilia Taft made a motion to schedule a public hearing for August 10, 2026, 2nd by Andrew Ungerecht. The Vote: All (3) Yes.**

11. Consideration and discussion of a proposed draft Subdivision Regulations for the Town of Luther (discussion item only). – **No action. Item will be brought back on agenda when planning commission determines a date.**

12. New Business. – **Rian Harkins spoke about training course offered by OG&E for planning commission.**

13. Citizen participation. – **Larry Brady and Anna Campbell spoke.**

14. Adjourn. – **Patrice Christy made a motion to adjourn, 2nd by Cecilia Taft. The Vote: All (3) Yes.**

Transcribed by Stephanie Mason, Administrative Assistant.



Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Application Type:

SUP and Lot-Split Request

Meeting Date: July 13, 2026

Property Location: 106 Three Oaks, Luther, Oklahoma

Applicant: Doug & Katrina Wilson

Current Zoning: Agricultural with residential structure

Requested Use: Additional single-family residences

Parcel Size: Approximately 6 acres

Existing Use: Agricultural/Residential (Rural acreage)

Proposed Use: Additional rural acreages

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a specific use permit to allow for additional residential acreages. The Specific Use Permit is in accordance with Ordinance 2021-07, which allows for multiple single-family residences on land zoned agricultural. The Specific Use Request (SUP) request is concurrent with a lot split request to divide the subject property into three parcels that would allow for two new rural acreages to be developed.

Property Description

The subject property is generally located to the east of Triple X Road and has a shared access road (Three Oaks Drive) with other rural acreages in the vicinity. As public water and sanitary sewer are not available to the property at the present time, the parcel would utilize a well and septic systems for any new and/or existing dwelling units.

Background

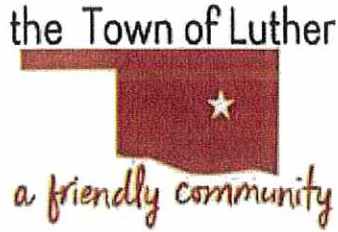
This item will be considered by the Board of Trustees at their July 14, 2026, meeting. It was originally scheduled to be heard by the planning commission in June 2026 but was cancelled due to a publication error.

Currently, the zoning code only allows for multiple residences in the Agricultural zoning district when a Specific Use Permit is approved. The ordinance that amended the zoning ordinance to allow for this process was approved in 2021.

Generally, new lots created from a lot split should have street access without creating a highly irregular lot shape such as a flag lot. However, due to the layout of existing parcels, the proposed development pattern is what the applicant has proposed for the new lot layout.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of both items at the July 13, 2026 meeting.



TOWN OF LUTHER
119 South Main Street
PO Box 56, Luther, OK 73054
405-277-3833 | www.townoflutherok.com
office@townoflutherok.com

NOTICE OF PUBLIC HEARING


Notice is hereby given that on June 8, 2026, at 7:00 p.m., at Luther Town Hall, 119 South Main Street, Luther, Oklahoma, the Planning Commission of the Town of Luther will conduct a public hearing to consider an application for a Specific Use Permit for property generally located at 106 E Three Oaks Dr, Luther, Oklahoma, for purposes of multiple single family residences in an agricultural zoning district. A copy of the proposed application is on file in the office of the Town Clerk at Luther Town Hall. The property is currently zoned A-1, Agricultural, and the legal description is as follows:

Unplatted Part of Section 20, Township 14 N, Range 1 East 000 000 Part of the Northwest ¼ Section 20, Township 14 North, range 1 East, Beginning 1082.24 Feet of the Southwest ¼, thence North 663.3 feet, thence east 393.94 feet, thence south 663.53 feet, thence west 393.94 feet to the point of beginning, containing 6 acres more or less.

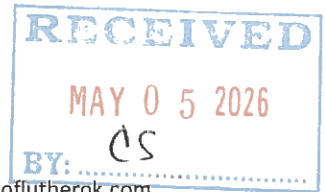
After the public hearing by the Planning Commission, the Town of Luther Board of Trustees will likewise review this application during a Public Hearing, consider the recommendation of the Planning Commission, and consider the Specific Use Permit, on June 9, 2026, at Luther Town Hall, 119 South Main Street, Luther, Oklahoma, at 7:00 p.m.

Interested persons are urged to attend and express their views on this Specific Use Permit to the zoning ordinance.

Dated this 13th day of May, 2026.


Rian Harkins, AICP
Town Manager/Clerk





Email'd 4-21-26

Specific Use Permit Procedures

Any applicant who wants to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded abstract company or the Oklahoma County Assessor.
 - c. Applicable Fees:
 - a. Non-refundable Filing Fee \$100.00
 - b. Non-refundable Mailing Fee \$2.00 per letter
 - c. Non-refundable Publication Fee \$45.00 (additional fee for overage may be applied once invoice is received)
 - d. Drawing, site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice will be placed in the newspaper to satisfy legal requirements. You will be required to pay for the mailing and publication at the time of application.
 3. You must attend or send a representative to the Planning Commission meeting in which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting.
 4. If your case is approved, you may seek permit approval to use the property in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your hearing date will be set once the application is received.



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: 20140 N Triple X Rd Luther, OK 73054

Present Zoning: AG 1 Record Owner: Douglas and Katrina Wilson

Legal description of tract under application (if described by metes and bounds, attach plat of survey):

LUTHER TOWNSHIP PT NW4 SEC 20 14N 1E BEG AT SW/C NW4 TH N662.91FT E688.20FT S663.20FT
W688.20FT TO BEG CONT 10.476ACRS MORE OR LESS

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

Are there any private or deed restrictions controlling use of tract? If yes, explain:

NO

Bill advertising and sign charges to: Doug Wilson

Address: 106 E. Three Oaks Dr City: Luther State: OK Zip: 73054

Phone: 405-229-6825

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature:  Date: 5-7-26

Print Name: Doug Wilson Phone: _____

Address: same as above City: _____ State: _____ Zip: _____

Email: wilsonhomesluther@gmail.com

General Description of Property

Size in acres or square feet: 10.4760 acres MOL

Current Use: Single family double wide home and cattle pasture

Topography (flat, rolling hills, levee, etc.): some flat, some rolling hills and some wooded

Frontage Road: Triple X Rd and private road E Three Oaks Dr

Identify structures and improvements on the property:

There is a single family home double wide

Town water? YES / NO

Town Sewer? YES / NO

Identify the use(s) intended for the subject property: split property into 3 tracts of land with the intent of building single family homes on each tract

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

There is a single family home across Triple X Rd to the west of the property line

There is a single family home approximately 50 ft to the east property line

Explain surrounding land uses: to the east are single family homes, to the north is 40+ acres of pasture land,

to the west is 1 single family home and farm land and to the south is farm land

Specific Use Permit Request

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: potentially building a single family homes

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther:
new home in Luther city limits that would pay taxes to the town and to the school

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:
There will need to be some work done to make ready for an eventual home build

Explain how the proposed change in use will affect the road system serving your area:
none

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled?
10 or less

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain:
yes, single family homes in the area

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: none

NOTICE: APPLICATION FEE IS \$100.00 + ANY COSTS INCURRED BY THE TOWN FOR THE PROCESSING OF THE APPLICATION

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

Application received by: _____ Date: _____

Tract Acreage: _____ Public Hearing Date: _____

Application Number: _____ Section: _____ Township: _____

Range: _____ Present Zoning: _____ Fee Receipt Number: _____

Planning Commission Action

Appeal to Town Board? _____

Action: _____

Action: _____

Vote: _____

Vote: _____

Date: _____

Date: _____

Provisions: _____

Provisions: _____

Staff Recommendation

Recommendation: _____

Date: _____ Subdivision Name: _____ Ordinance Number: _____



LUTHER PLANNING COMMISSION - LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.lownoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____

RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 106 E Three Oaks Dr Luther, OK 73054

LEGAL DESCRIPTION: UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 1082.24FT E OF SW/C NW4 TH N663.3FT E393.94FT S663.53FT W 393.94FT TO BEG CONT 6ACRS MORE OR LESS

PRESENT USE OF PROPERTY: residential PRESENT ZONING: ag 1

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

- SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED
- COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED
- A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:
split property into 2 - 3 acre tracts and eventually have family build

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Doug Wilson	NAME	Doug and Katrina Wilson
ADDRESS	106 E Three Oaks Dr	ADDRESS	same
CITY, ST, ZIP	Luther, OK 73054	CITY, ST, ZIP	
DAYTIME PHONE	405-229-6825	DAYTIME PHONE	
EMAIL	wilsonhomesluther@gmail.com	EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-08 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.

ORDINANCE 2020-06

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA, AMENDING PART 12, "PLANNING, ZONING, AND DEVELOPMENT," OF THE TOWN OF LUTHER CODE OF ORDINANCES, ADDING SECTION 12-305, "DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND;" AND SPECIFICALLY SETTING FORTH THE CRITERIA FOR DEED APPROVALS AND LOTS SPLITS; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY

BE IS ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LUTHER, OKLAHOMA:

SECTION 1. Section 12-305 of the Code of Ordinances of the Town of Luther, Oklahoma, is hereby added to read as follows:

SECTION 12-305. DEED APPROVALS, LOT SPLITS OR SUBDIVISION OF LAND.

1. No deed for the transfer or subdivision of a lot or land shall be valid and recordable except for that regarding a platted lot or otherwise approved as provided within this section. The Town Board, after recommendation from the Planning Commission, may approve deeds for the transfer of land by metes and bounds description less than five (5) acres, lot splits or subdivisions of land, when the following requirements have been met and documents provided:

- a. When a survey of all the property described is submitted for review;
- b. Verification of adequate provision for utilities;
- c. Verification of access to the property by means of a public or private street and compliance with all other driveway and access ordinances.
- d. Compliance with the zoning district regulations where the property is situated;
- e. Compliance with building regulations;
- f. Signed copies of the deeds to be filed; and
- g. Copy of the deeds demonstrating ownership of the applicant to lot split.

2. Manufactured housing (R-3), Multi-family (R-4), Business/Commercial (B); or industrial (I) lot splits or subdivisions shall be not be approved until there is a plat submitted for review. Deed approvals or lot splits can be considered at the time of transfer as a first step to the platting process.

3. Any fee for the lot split application, process, and hearing is non-refundable, is payable at the time of application for lot split, and shall be as set out and as periodically modified by the Board of Trustees.

SECTION 2. REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.


SECTION 4. EMERGENCY. It being immediately necessary for the preservation of the public health, peace and safety of the Town of Luther and the inhabitants thereof that the provisions of this ordinance be put into full force and effect immediately, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage as provided by law.

PASSED AND APPROVED and the Emergency Clause voted upon separately and passed and approved this 9th day of June, 2020.

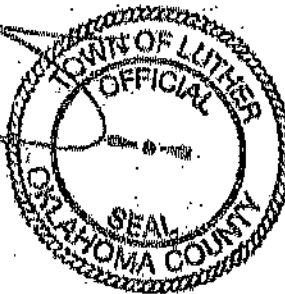


Mayor Jenni White


ATTEST:



Town Clerk



Approved as to form and legality:



Town Attorney



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Specific Use Permit Procedures

Any applicant who wants to apply for rezoning OR a zoning variance of a property must follow these procedures:

1. Applications are available at Luther Town Hall. Applications must be received by the Town 30 days prior to the meeting at which you wish to be heard to allow for appropriate and lawful public notice. A completed application includes all of the following. Incomplete applications cannot be processed in order to maintain the meeting legal notice schedules.

Return the following materials to the Town as soon as possible.

- a. Completed application form.
 - b. List of names and addresses of all property owners within a 300' radius beyond the subject property from a licensed bonded abstract company or the Oklahoma County Assessor.
 - c. Applicable Fees:
 - a. Non-refundable Filing Fee \$100.00
 - b. Non-refundable Mailing Fee \$2.00 per letter
 - c. Non-refundable Publication Fee \$45.00 (additional fee for overage may be applied once invoice is received)
 - d. Drawing, site plan or survey showing variance, if applicable.
2. Notices will be mailed to all the property owners within 300' and a notice will be placed in the newspaper to satisfy legal requirements. You will be required to pay for the mailing and publication at the time of application.
 3. You must attend or send a representative to the Planning Commission meeting in which your case will be heard. At the hearing, you will be given time to present your case. Any protestors present will be given equal time. The Planning Commission will then table, or vote to make a recommendation to the Town Board to accept or deny your request. The matter will be brought to vote by the Town Board at their next scheduled meeting.
 4. If your case is approved, you may seek permit approval to use the property in accordance with the Town Board's conditions. If your case is denied, you may appeal to the Board of Adjustment within 10 days.

The above information is for general guidance only. For further details and/or information, please call the Town of Luther at (405) 277-3833.

Your hearing date will be set once the application is received.



PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 - www.townoflutherok.com

Application for Specific Use Permit

Address or General Location: 106 E Three Oaks Dr. Luther, OK 73054

Present Zoning: AG 1 Record Owner: Doug and Katrina Wilson

Legal description of tract under application (If described by metes and bounds, attach plat of survey):

UNPLTD PT SEC 20 14N 1E 000 000 PT NW4 SEC 20 14N 1E BEG 1082.24FT E OF SW/C NW4 TH N663.3FT
E393.94FT S663.53FT W 393.94FT TO BEG CONT 6ACRS MORE OR LESS

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other):

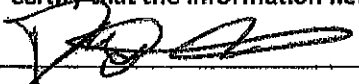
Are there any private or deed restrictions controlling use of tract? If yes, explain:
NO

Bill advertising and sign charges to: Doug Wilson

Address: 106 E. Three Oaks Dr City: Luther State: OK Zip: 73054

Phone: 405-229-6825

I do hereby certify that the information herein submitted is complete, true and accurate.

Signature:  Date: 5-7-26

Print Name: Doug Wilson Phone: _____

Address: same as above City: _____ State: _____ Zip: _____

Email: wilsonhomesluther@gmail.com

Specific Use is an activity which is basically similar to the uses permitted in a zone, but which may not be entirely compatible with the permitted uses. As a consequence, an application for Specific Use requires review to ensure that the specific use may be made compatible with the permitted uses in the zone or other adjacent permitted uses which may be affected.

Describe the Specific Use as it pertains to your property: potentially build a single family home

Describe the benefits, if any, of your proposed use to the adjacent properties and/or to the Town of Luther:
new home in Luther city limits that would pay taxes to the town and to the school

Identify how well suited the subject property is for your proposed use. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain:
There will need to be some work done to make ready for an eventual home build

Explain how the proposed change in use will affect the road system serving your area:
private road

Give an estimated traffic count (average daily trips) for the proposed use. How will the potential traffic resulting from the increased use or activity be controlled?
10 or less on a private road

Is the proposed use compatible to surrounding permitted uses and the existing development pattern? Explain:
yes, single family homes in the area

How will the proposed use be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects.) Explain: none

General Description of Property

Size in acres or square feet: 6 acres MOL

Current Use: Single family home

Topography (flat, rolling hills, levee, etc.): mostly trees

Frontage Road: private road to the property is Three Oaks Dr, main road is Triple X

Identify structures and improvements on the property:

There is a single family home, shop building, shed, chicken coop and a pool on the property.

Town water? YES / NO

Town Sewer? YES / NO

Identify the use(s) intended for the subject property: split property into 2 - 3 acre tracts and eventually have family build a single family home on the vacant 3 acres to the north of our current house

General Description of Adjoining Property

Identify any buildings and give their approximate distances from your property lines:

There is a single family home approximately 200 ft to the west of our current house

There is a single family home approximately 400 ft to the east of our current house

Explain surrounding land uses: 3 acres to our west is a single family home, 13.65 acres to our east is a single family home

40+ acres to our north is pasture for cattle and 40+ acres to our south is farmland and wooded

Specific Use Permit Request



Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Application Type:

SUP and Lot-Split Request

Meeting Date: July 13, 2026

Property Location: 20140 Triple X Road, Luther, Oklahoma

Applicant: Doug & Katrina Wilson

Current Zoning: Agricultural with residential structure

Requested Use: Additional single-family residences

Parcel Size: Approximately 10 acres

Existing Use: Agricultural/Residential (Rural acreage)

Proposed Use: Additional rural acreages

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a specific use permit to allow for additional residential acreages. The Specific Use Permit is in accordance with Ordinance 2021-07, which allows for multiple single-family residences on land zoned agricultural. The Specific Use Request (SUP) request is concurrent with a lot split request to divide the subject property from one into three parcels that would allow for two new rural acreages to be developed.

Property Description

The subject property is generally located to the east of Triple X Road and has a shared access road (Three Oaks Drive) with other rural acreages in the vicinity. As public water and sanitary sewer are not available to the property at the present time, the parcel would utilize a well and septic systems for any new and/or existing dwelling units.

Background

This item will be considered by the Board of Trustees at their July 14, 2026, meeting. It was originally scheduled to be heard by the planning commission in June 2026 but was cancelled due to a publication error.

Currently, the zoning code only allows for multiple residences in the Agricultural zoning district when a Specific Use Permit is approved. The ordinance that amended the zoning ordinance to allow for this process was approved in 2021.

Generally, new lots created from a lot split should have street access without creating a highly irregular lot shape such as a flag lot. However, due to the layout of existing parcels, the proposed development pattern is what the applicant has proposed for the new lot layout.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of both items at the July 13, 2026 meeting.

LEGAL DESCRIPTION

Wilson Property N. Triple X Road
Tract 2
Access Easement

May 12, 2026

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15791, Page 203 (Wilson Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE South $89^{\circ}45'21''$ East, along and with the South line of said NW/4, a distance of 626.26 feet;

THENCE North $00^{\circ}14'39''$ East, departing said South line, a distance of 133.62 feet to a point on the North line of an existing 20' right-of-way recorded in Book 9524, Page 1647, said point being the POINT OF BEGINNING;

THENCE North $02^{\circ}15'12''$ West, a distance of 148.22 feet;

THENCE North $03^{\circ}51'44''$ East, a distance of 50.02 feet to a point on the South line of proposed Tract 2;

THENCE South $89^{\circ}44'37''$ East, along and with the South line of said proposed Tract 2, a distance of 15.03 feet;

THENCE South $03^{\circ}51'44''$ West, departing said South line, a distance of 50.16 feet;

THENCE South $02^{\circ}16'12''$ East, a distance of 148.14 feet to a point on the North line of said existing right-of-way;

THENCE along and with the North line of said existing right-of-way on a non-tangent curve to the left having a radius of 280.00 feet, a chord bearing of North $89^{\circ}29'45''$ West, a chord length of 15.02 feet and an arc length of 15.02 feet to the POINT OF BEGINNING.

Containing 2,973 square feet or 0.0683 acres, more or less.

Basis of Bearing: Bearings must be rotated $00^{\circ}28'09''$ clockwise to match the record bearings in Book 15791, Page 203.

LEGAL DESCRIPTION

Wilson Property N. Triple X Road
Tract 4
Access Easement

May 12, 2026

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty (20), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Luther, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 9529, Page 1542 (East Wilson Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE South 89°45'21" East, along and with the South line of said NW/4, a distance of 1,267.80 feet;

THENCE North 00°14'39" East, departing said South line, a distance of 90.17 feet to a point on the North line of an existing 20' right-of-way recorded in Book 9524, Page 1650, said point being the POINT OF BEGINNING;

THENCE North 00°00'00" East, a distance of 292.91 feet to a point on the South line of proposed Tract 4;

THENCE North 45°35'21" East, along and with the South line of proposed Tract 4, a distance of 21.00 feet;

THENCE South 00°00'00" East, departing said South line, a distance of 301.33 feet to a point on the North line of said existing right-of-way;

THENCE along and with the North line of said existing right-of-way on a non-tangent curve to the right having a radius of 390.00 feet, a chord bearing of South 67°17'19" West, a chord length of 16.26 feet and an arc length of 16.26 feet to the POINT OF BEGINNING.

Containing 4,458 square feet or 0.1023 acres, more or less.

Basis of Bearing: Bearings must be rotated 00°28'09" clockwise to match the record bearings in Book 9529, Page 1542.



LUTHER PLANNING COMMISSION -- LOT SPLIT APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 -- www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____

RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 20240 N Triple X Rd Luther, OK 73054

LUTHER TOWNSHIP PT NW4 SEC 20 14N 1E BEG AT SW/C NW4 TH N662.91FT E688.20FT S663.20FT

W688.20FT TO BEG CONT 10.476ACRS MORE OR LESS

PRESENT USE OF PROPERTY: residential PRESENT ZONING: ag 1

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

- SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED
- COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED
- A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

ACTION(S) REQUESTED BY OWNER:

split property into 3 - 3.5 acre tracts and eventually have family build

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Doug Wilson</u>	NAME <u>Douglas and Katrina Wilson</u>
ADDRESS <u>106 E Three Oaks Dr</u>	ADDRESS <u>same</u>
CITY, ST, ZIP <u>Luther, OK 73054</u>	CITY, ST, ZIP
DAYTIME PHONE <u>405-229-6825</u>	DAYTIME PHONE
EMAIL <u>wilsonhomesluther@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$100.00	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

DISPOSITION AFTER HEARING
 PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-08 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.



Andrew Ungerecht - Member
Vacant – Member
Steven Cholity – Member
Cecilia Taft – Chair
Patrice Christy – Vice Chair
Cindy Taylor – Board Liaison

Town of Luther Planning Commission Staff Report

Application Type:

Lot Combination Request

Meeting Date: July 13, 2026

Property Location: NW corner of Covell and Lazy Lane, Luther, Oklahoma

Applicant: Patrick Stewart

Current Zoning: Agricultural with residential structure

Parcel Size: Approximately 10 acres

Existing Use: Agricultural/Residential (Rural acreage)

Prepared By: Rian Harkins, AICP, Town Manager

Request

The applicant requests a lot combination of two existing parcels that are already built on with a single residence straddling the existing lot line.

Property Description

The subject property is generally located to the northwest of the intersection of Lazy Land and Covell Road. The subject properties are two existing lots in the Rolling Meadows West Addition.

Background

This item will be considered by the Board of Trustees at their July 14, 2026, meeting.

The subject properties were originally combined via warranty deed that was filed with Oklahoma County. However, with the desire for additional building permits and other related items, the property owner is now seeking approval of the official lot combination process to obtain permits and proper addressing, assessment, etc.

Approval of the lot combination will allow for proper recording, assessment, and permitting.

Recommendation

Due to the findings established in this staff report, staff recommends the planning commission recommend approval of this item to the Board of Trustees.



LUTHER PLANNING COMMISSION – LOT ~~SPLIT~~ APPLICATION

PO Box 56, 108 South Main Street - Luther, Oklahoma 73054 - (405) 277-3833 - FAX (405) 277-9965 – www.townoflutherok.com

APPLICATION INFORMATION

RECEIVED BY: _____ DATE FILED: _____ HEARING DATE: _____ CASE NUMBER # _____
 RESIDENTIAL NON-RESIDENTIAL COMBINATION BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: NW corner of Covell and Lazy Lane, Lots 36 & 37
 LEGAL DESCRIPTION: Sect 23-T14N-R1E Qtr NE: ROLLING MEADOWS WEST TO LUTHER 000 036
and Sect 23-T14N-R1E Qtr NE: ROLLING MEADOWS WEST TO LUTHER 000 037

PRESENT USE OF PROPERTY: Wooded acreage PRESENT ZONING: A1 / Residential

INFORMATION REQUIRED TO BE SUBMITTED WITH YOUR REQUEST

- SIGNED COPIES OF THE DEEDS TO BE FILED ARE REQUIRED**
- COPIES OF DEEDS DEMONSTRATING OWNERSHIP OF THE APPLICANT ARE REQUIRED**
- A SITE PLAN, TO SCALE, IS REQUIRED TO BE SUBMITTED WITH YOUR REQUEST**

ACTION(S) REQUESTED BY OWNER:

Looking to combine two of our adjacent lots, 36 and 37, into one legal description in order to establish a new address for our new house.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Patrick Stewart	NAME Patrick Stewart
ADDRESS 20605 N Harrah Rd.	ADDRESS 20605 N Harrah Rd
CITY, ST, ZIP Luther, OK 73054	CITY, ST, ZIP Luther, OK 73054
DAYTIME PHONE 405-420-5070 or 405-269-6077	DAYTIME PHONE 405-420-5070 or 405-269-6077
EMAIL myboyjack2017@gmail.com	EMAIL myboyjack2017@gmail.com
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <i>Patrick Stewart</i> 7/6/26	

APPLICATION FEES			
NONREFUNDABLE APPLICATION FEE	\$ N/A 150	RECEIPT NUMBER / DATE PAID	
PUBLICATION FEES (IF APPLICABLE)	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
	\$	RECEIPT NUMBER / DATE PAID	
		TOTAL AMOUNT PAID	\$

DISPOSITION AFTER HEARING

PLANNING COMMISSION RECOMMENDATION _____ VOTE: _____

TOWN BOARD MEETING DATE: _____ VOTE: _____

ORDINANCE NUMBER 2020-06 REGARDING LOT SPLITS IS ATTACHED TO THIS APPLICATION FOR YOUR REFERENCE. PLEASE REVIEW.



Address of Grantee: 20605 N Harrah Rd Luther, OK 73054

QUIT-CLAIM DEED

THIS INDENTURE is made this 19th day of February 2026, between PATRICK STEWART, TROY COCKRUM, and JODIE COCKRUM, as Grantors, and PATRICK GENE STEWART, Trustee of the PATRICK GENE STEWART TRUST, dated February 19, 2026, as Grantee,

WITNESSETH:

THAT said Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, to them paid, do hereby quit-claim, grant, bargain, sell and convey unto the said Grantee, and to their successors and assigns forever, all their right, title, interest and estate, both at law and in equity, of, in and to, the following described real estate, situated in the County of Oklahoma, State of Oklahoma, to-wit:

Tracts #36, 37, 38 & 39 (12.06 ac MOE) in Rolling Meadows West, a subdivision of the NE/4 of Section 23, Township 14 North, Range 1 East of the Indian Meridian, Oklahoma County, State of Oklahoma

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year above written.

Patrick Stewart
PATRICK STEWART

Troy Cockrum
TROY COCKRUM

Jodie Cockrum
JODIE COCKRUM

W/2026
SAVAGE O'DONNELL
AFFELDT AND WEINTRAUB
1836 S BALTIMORE AVE
TULSA, OK 74119

UNRECORDED

3/22

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) | ss.
COUNTY OF Tulsa)
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

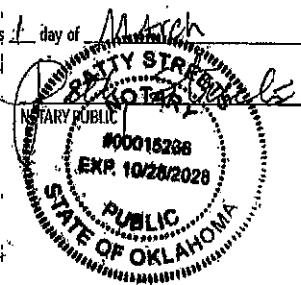
Before me, the undersigned Patrick Gene Stewart
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- I am a/an Trustee (role, such as titled officer or trustee) of Patrick Gene Stewart Trust (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
- The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
- If the Entity is a trust, its grantor(s), trustee(s) and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizen(s) or bona fide residents of the State of Oklahoma.
- I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

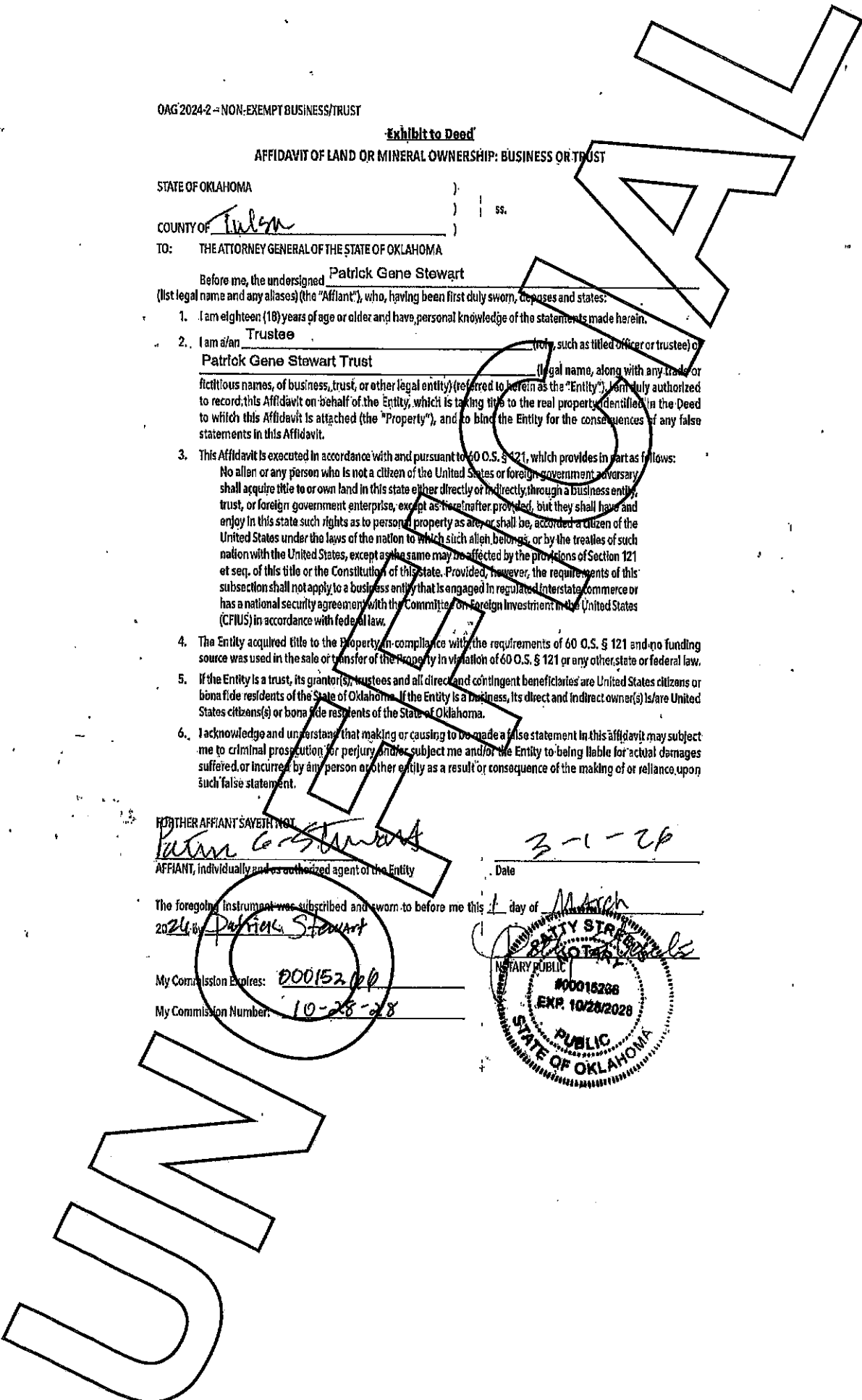
FURTHER AFFIANT SAYETH NOT
Patrick Gene Stewart
AFFIANT, individually and as authorized agent of the Entity

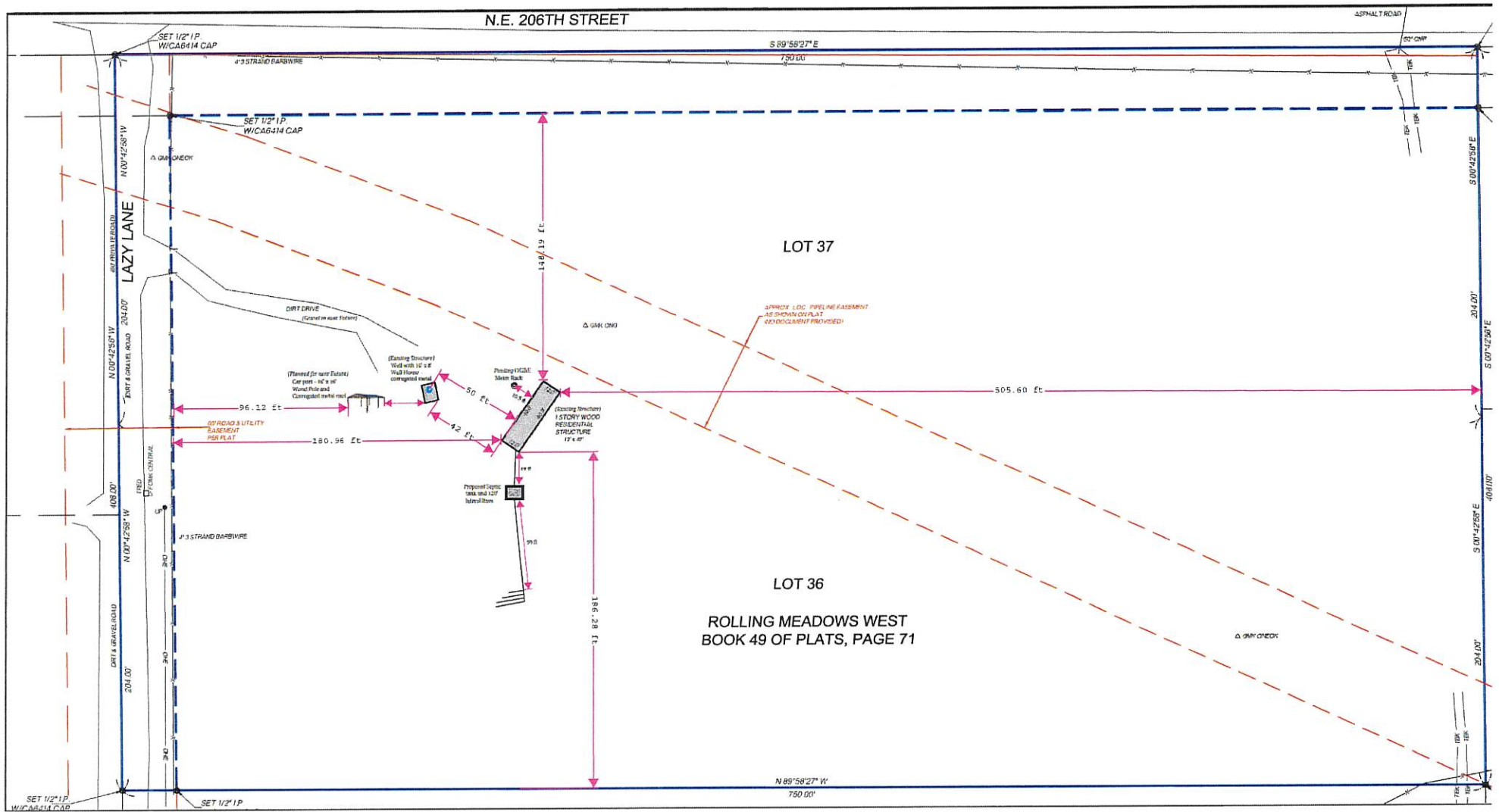
3-1-24
Date

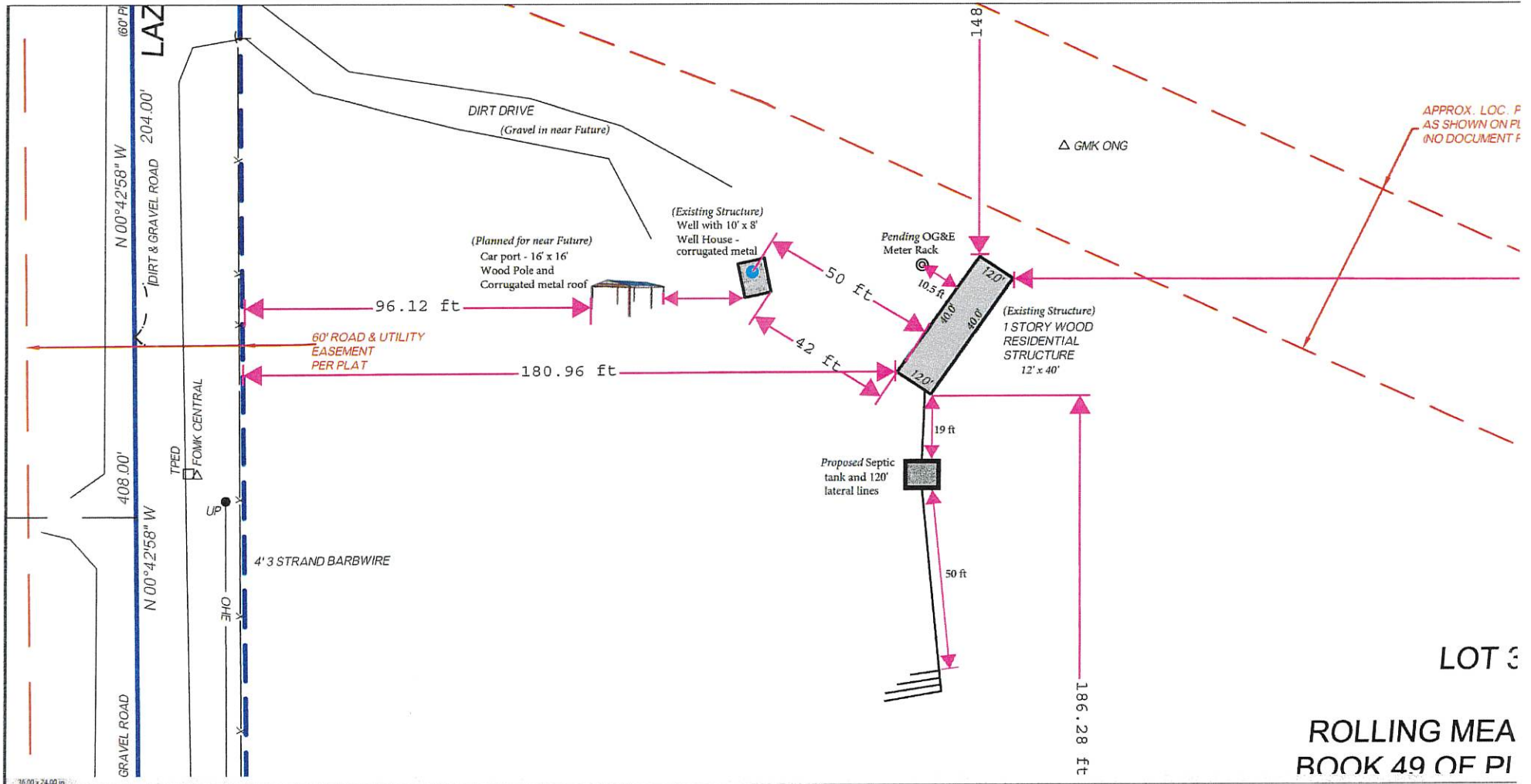
The foregoing instrument was subscribed and sworn to before me this 1 day of March 2024, by Patrick Stewart

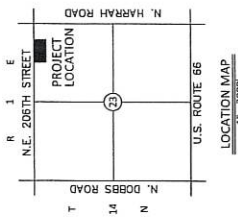
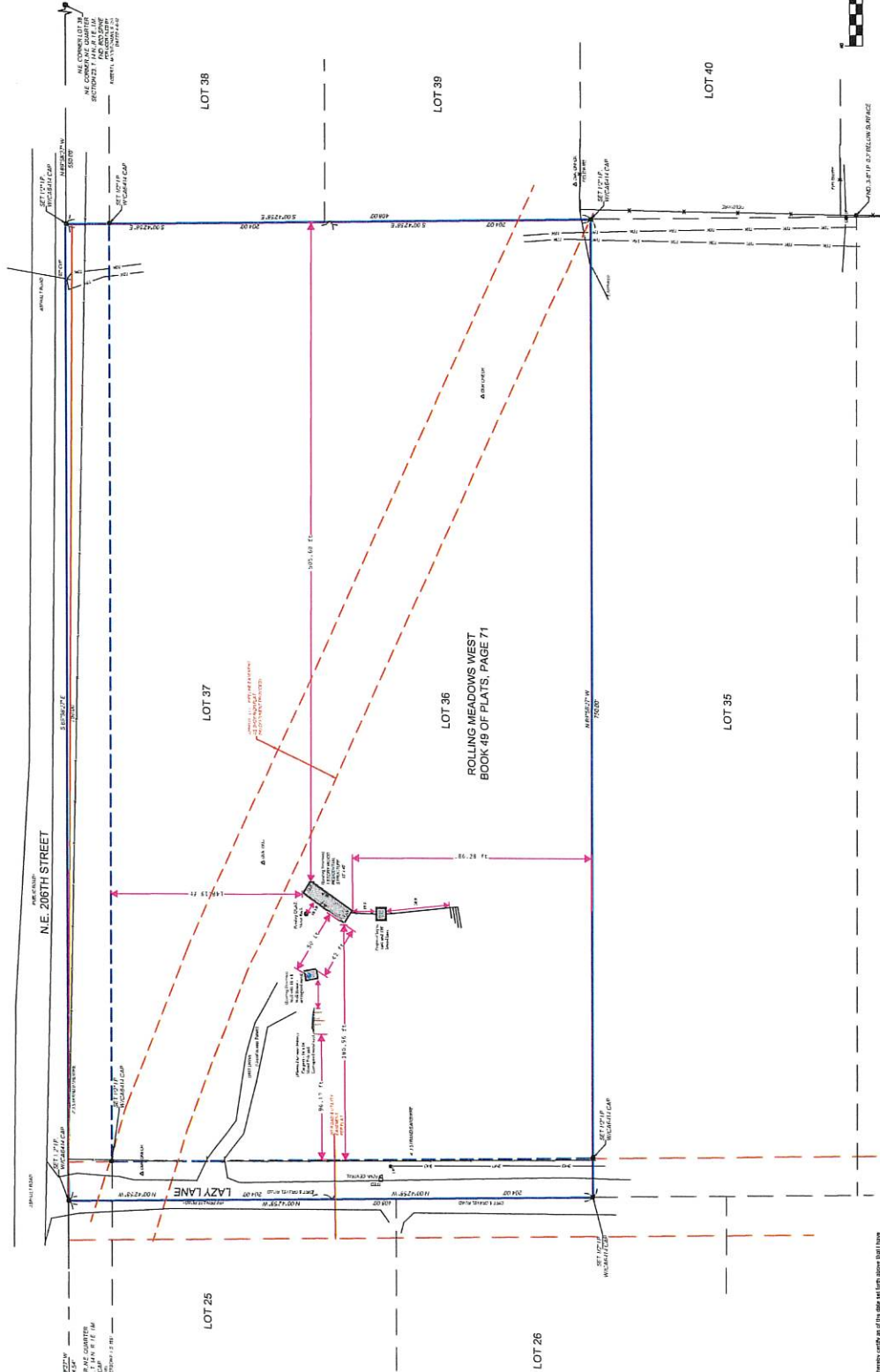


My Commission Expires: 00015268
My Commission Number: 10-28-28









LEGEND table listing various symbols and their corresponding features such as Easement, Right-of-Way, and Utility Lines.



Table with columns for REVISIONS, DATE, and DESCRIPTION.

BOUNDARY SURVEY
LOTS 36 AND 37 ROLLING MEADOWS WEST
N.E. 208TH STREET AND LAZY LANE
LUTHER, OKLAHOMA COUNTY
STATE OF OKLAHOMA

COWAN GROUP ENGINEERING logo and contact information including address, phone, and website.

CERTIFICATE OF SURVEY
Date of Survey: July 21, 2024

GENERAL NOTES
1. The Oklahoma State Board of Land Surveyors...
2. This survey was prepared in accordance with the Practice of Land Surveying as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.



Signature of Randall Mansfield

UTILITY STATEMENT
THE SURVEYOR HAS BEEN LOCATED THE UTILITIES SHOWN ON THIS SURVEY AND CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

INTERIOR FLOOR PLAN

"Lazy Lane Cabin"
(480sq ft)
40'-0"

