

MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JULY 11TH, 2024 5:30pm

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE BOARD OF ADJUSTMENT MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

BOARD MEMBERS: STACEY BARKER, KENNY LITTLEFIELD, BRIANA BRAKEFIELD, HALEY DARNELL

1. CALL TO ORDER, ROLL CALL AND DECLARE A QUORUM.

Barker called the meeting to order and declared a quorum. Members present were: Stacey Barker, Kenny Littlefield and Haley Darnell. Absent: Briana Brakefield.

Others present: Mayor Zac Doyle, Building Inspector Kenneth Young, Melissa Elkins, Scott Lackey and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION REGARDING NOMINATION FOR CHAIRPERSON.

Motion was made by Littlefield to nominate Stacey Barker, second by Darnell. Voting yes: Barker, Littlefield, Darnell. Voting no: none.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF APRIL 29TH, 2024 SPECIAL MEETING.

Motion was made by Littlefield, second by Darnell to approve minutes of April 29th, 2024 Special Meeting. Voting yes: Littlefield, Darnell, Barker. Voting no: none.

4. PUBLIC HEARING.

a. Enter Public Hearing.

APPLICANT: JAMES AND MELISSA ELKINS FOR A VARIANCE OF THE SETBACK FOR A CARPORT BUILT ON THE LOT THAT DID NOT MATCH ORIGINAL SET OF PLANS AND INTRUDED THE 5' BUILDING LINE BY APPROXIMATELY 6".

**PRYOR HEIGHTS BLOCK NUMBERED ONE (1) LOT NUMBERED FIVE (5)
(412 PARK STREET)**

Motion was made by Littlefield, second by Darnell to enter into Public Hearing. Voting yes: Darnell, Barker, Littlefield. Voting no: none.

b. Exit Public Hearing.

Motion was made by Littlefield, second by Darnell to exit Public Hearing. Voting yes: Barker, Littlefield, Darnell. Voting no: none.

5. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR JAMES AND MELISSA ELKINS FOR A VARIANCE OF THE SETBACK FOR A CARPORT BUILT ON THE LOT THAT DID NOT MATCH ORIGINAL SET OF PLANS AND INTRUDED THE 5' BUILDING LINE BY APPROXIMATELY 6".

Motion was made by Littlefield, second by Darnell to approve the variance from 5' to 3.7'. Voting yes: Littlefield, Darnell, Barker. Voting no: none.

6. ADJOURN.

Motion was made by Littlefield, second by Darnell to adjourn. Voting yes: Darnell, Barker, Littlefield. Voting no: none.

CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

VARIANCE SPECIAL EXCEPTION

P.O. Box 1167, 12 North Rowe Street, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SRU DATE FILED: 7-19-24 HEARING DATE: _____ CASE NUMBER _____

RESIDENTIAL NON-RESIDENTIAL MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: ~~6909.0001.0001.0001~~ Pryor 1700 N. Hwy 69

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: Storehouse - Food Bank PRESENT ZONING AG COMPREHENSIVE PLAN DESIGNATION: _____

SURROUNDING ZONING: _____ FLOODPLAIN DESIGNATION: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED:

To install LED sign on Hwy 69 entrance to storehouse

VARIANCE SECTIONS: _____ SPECIAL EXCEPTION SECTIONS: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Northstar Church, Inc</u>	NAME	<u>Northstar Church, Inc</u>
ADDRESS	<u>521 N. Adair St</u>	ADDRESS	<u>521 N. Adair St</u>
CITY, ST, ZIP	<u>Pryor, Ok 74361</u>	CITY, ST, ZIP	<u>Pryor, Ok 74361</u>
DAYTIME PHONE	<u>(918) 825-2885</u>	DAYTIME PHONE	<u>(918) 825-2885</u>
EMAIL	<u>devans@northstarpryor.com</u>	EMAIL	<u>devans@northstarpryor.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:			

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE REQUEST	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		16.80
SIGN POSTING	\$18.50		18.50
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	\$ 230.00
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE \$0.60 + \$1.85 x # of mailing)	\$2.45 x <u>2.79</u> = <u>21</u>		58.59
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.45 x <u>3</u> = <u>7.35</u>	NOTICE SUBTOTAL	\$
		TOTAL AMOUNT DUE	\$ <u>485.09</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED Y N PLAT NAME: _____ NAIVER Y N

Board of Adjustment Case Number: _____ Date: _____, 7:00 p.m.

City Council Chambers, 12 North Rowe Street

A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans must be submitted at the time of application. Other drawings, photographs or exhibits may be submitted at the hearing.

VARIANCES:

The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. Application of the zoning ordinance requirements to this particular piece of property will create unnecessary hardship to the property, not self-imposed by the owner or developer. This does not include financial hardship to the applicant.
3. There are conditions that are peculiar to this piece of property, which do not apply to other properties in the same zoning district.
4. The variance, if granted, will not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan. However, no variance may be granted for a use of land, buildings or structure that is prohibited by the zoning ordinance.

In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions.

Please state your hardship:

Applicant Signature: 

SPECIAL EXCEPTIONS:

The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code.
2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Further, if the special exception is for "special residential facilities" the following factors shall be considered. Please be ready to address each of these items at the hearing:

- | | |
|---|--|
| A. Size of the facility; | F. Compliance with state licensure and certification requirements; |
| B. Number of staff and staff-to-client ratio; | G. Proximity to similar uses; |
| C. Levels of treatment; | H. Distance from sensitive uses (single-family residential districts, schools, parks, child day care centers). |
| D. Location of site in relation to needed services; | |
| E. City infrastructure in the area; | |

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

If your application is approved, you may need additional permits. Contact the City of Pryor Creek Building Inspector's Office at (918) 825-1679.

City of Pryor Creek
P.O. Box 1167
12 North Rowe Street
Pryor Creek, Oklahoma 74362
(918) 825-0888 FAX: (918) 825-6577

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

Notice is hereby given that on August 19, 2024 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Board of Adjustment will consider a Special Exception for a Dynamic Display sign for this property in an AG (Agriculture) Zone.

LEGAL DESCRIPTION

A tract of land in the West Half (W½) of Section Five (5), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma, more particularly described as follows, to-wit: Commencing at the Northwest Corner of said Section 5; THENCE North 88°26'06" East for a distance of 1129.95 feet and along the North Line of said Section 5; THENCE South 01°33'54" East for a distance of 159.50 feet to the Point of Beginning; THENCE North 88°26'06" East for a distance of 430.00 feet; THENCE South 01°33'54" East for a distance of 465.00 feet; THENCE South 01°33'54" East for a distance of 1704.29 feet; THENCE South 87°56'38" West for a distance of 691.44 feet; THENCE along a curve to the left having a radius of 1888.05 feet and an arc length of 4.84 feet, being subtended by a chord of South 07°11'02" West for a distance of 4.84 feet; THENCE South 07°06'38" West for a distance of 560.46 feet; THENCE along a curve to the right having a radius of 507.47 feet and an arc length of 518.95 feet, being subtended by a chord of South 36°24'23" West for a distance of 496.63 feet; THENCE South 65°42'07" West for a distance of 346.14 feet; THENCE along a curve to the left having a radius of 256.48 feet and an arc length of 287.22 feet, being subtended by a chord South 33°37'13" West for a distance of 272.45 feet; THENCE South 01°32'19" West for a distance of 56.09 feet; THENCE along a curve to the right having a radius of 234.63 feet and an arc length of 346.26 feet, being subtended by a chord of South 43°49'01" West for a distance of 315.69 feet; THENCE South 86°05'45" West for a distance of 286.15 feet to a point on the Easterly Right-of-Way of United States Highway No. 69; THENCE North 15°18'36" East for a distance of 247.37 feet and along said Right-of-Way; THENCE North 09°35'48" East for a distance of 100.50 feet and along said Right-of-Way; THENCE North 15°18'26" East for a distance of 965.60 feet and along said Right-of-Way; THENCE North 88°34'42" East for a distance of 153.08 feet to the West Quarter Corner of said Section 5; THENCE North 87°56'43" East for a distance of 658.84 feet; THENCE North 01°48'23" West for a distance of 329.89 feet; THENCE South 87°56'38" West for a distance of 659.23 feet to a point on the Easterly Right-of-Way; THENCE North 01°42'07" West for a distance of 114.95 feet and along said Right-of-Way; THENCE North 15°18'26" East for a distance of 56.00 feet and along said Right-of-Way; THENCE North 01°49'53" West for a distance of 161.48 feet and along said Right-of-Way; THENCE South 87°56'33" West for a distance of 16.50 feet and along said Right-of-Way; THENCE North 28°59'24" East for a distance of 267.48 feet and along said Right-of-Way; THENCE North 09°35'48" East for a distance of 201.00 feet and along said Right-of-Way; THENCE North 15°18'26" East for a distance of 885.44 feet and along said Right-of-Way; THENCE North 88°26'06" East for a distance of 775.75 feet; THENCE along a curve to the left having a radius of 1246.38 feet and an arc length of 79.98 feet, being subtended by a chord of North 15°14'17" West for a distance of 79.97 feet; THENCE on a curve to the right having a radius of 1870.15 feet and an arc length of 506.30 feet, being subtended by a chord of North 09°19'14" West for a distance of 504.75 feet to the Point of Beginning.

Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify City of Pryor Creek at 918-825-0888

