

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, FEBRUARY 6, 2020 AT 5:30 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN REGULAR SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

BOARD MEMBERS: MIKE DUNHAM, DANNY RAGSDALE, SHRYLE GLANCY, GINA ALVIS-WATTS, TRAVIS MILEUR AND ALTERNATES DARRELL MOORE, JOE BARNTS

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

At 5:30 p.m. Mike Dunham called the meeting to order and declared a quorum.

Members present were: Mike Dunham, Danny Ragsdale, Gina Alvis-Watts, Travis Mileur and Alternate Joe Barnts. Members absent: Shryle Glancy.

Others in attendance: Ex Officio Member Kenneth Young, Harriett Dunham, Mary Butler, Paul Butler, Cole McClain, Bob Mozingo, Raymond Greninger, Nicole Watts, Terry L. Davis, Jason Erwin, Deacon Greninger, Brandon Thomas, Sheilah Thomas, Theresa Washington, Allen Washington, Bill Kolb and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF DECEMBER 12, 2019 REGULAR MEETING.

Motion was made by Ragsdale, second by Mileur to approve minutes of December 12, 2019 Regular Meeting. Voting yes: Dunham, Ragsdale, Mileur. Abstaining counting as a no vote: Alvis-Watts and Barnts. Voting no: none.

- 3. PUBLIC HEARING:** Rezoning Applicant: KKT Architects for property owner Louella Rudd has requested a zoning change for the property in the City of Pryor, to-wit: LOT 11, BLOCK 1 LYING NORTH OF THE NEW HIGHWAY 20 AND LOT 12, 13 AND 16, BLOCK 1 AND LOTS 17, 18, 27 AND 28, BLOCK 1. LYING NORTH OF THE NEW HIGHWAY 20 ALL IN THE EASTSIDE FIRST ADDITION, A SUBDIVISION IN MAYES COUNTY, STATE OF OKLAHOMA. The present zoning designation for both properties is RS (Residential Single). They are requesting zoning change to RS-50 (Residential Single - 50).

- a. ENTER PUBLIC HEARING** A representative of the applicant, Nicole Watts with KKT Architects, spoke about the plan for the property. Several property owners in the area spoke regarding the covenant in place that states lot sizes along with other requirements. They are against the rezoning due to those items listed in the covenant. Members of the Board asked about how many properties are involved with the covenant and if that were all present. Chairman Dunham read an opinion from City Attorney Kim Ritchie regarding this. Street and drainage were mentioned but

Chairman Dunham reminded them those items would be discussed once plans were submitted. Building Inspector Kenneth Young gave information about the RS-50 requirements listed in code.

b. EXIT PUBLIC HEARING.

c. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RS (RESIDENTIAL SINGLE) TO RS-50 (RESIDENTIAL SINGLE – 50).

Motion was made by Ragsdale, second by Alvis-Watts to table until next month's meeting to see if they can get a resolution of dispute between property owners and developer with possible action taken to then bring back to the Board for decision of rezoning. Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.

- 4. PUBLIC HEARING:** Rezoning Applicant: KKT Architects for property owner David R. Stewart has requested a zoning change for the property in the City of Pryor, to-wit: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LESS THE EAST 175 FEET OF THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN MERIDIAN AND PRINCIPLE BASE LINE, MAYES COUNTY, OKLAHOMA. The present zoning designation for both properties is AG (Agriculture) and RS (Residential Single) They are requesting zoning change to RS-50 (Residential Single -50).

- a. ENTER PUBLIC HEARING.** A representative of the applicant, Nicole Watts with KKT Architects, spoke about the plan for this property. Some property owners in the area spoke regarding this request. They were not concerned with the zoning change but did have issues with the street and drainage. Again, Mr. Dunham mentioned that those items would be discussed once plans were submitted. If there were any items they are currently concerned about regarding street and drainage, all were encouraged to call the City to find out how to get on Street Committee agenda.

b. EXIT PUBLIC HEARING.

c. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM AG (AGRICULTURE) AND RS (RESIDENTIAL SINGLE) THEY ARE REQUESTING ZONING CHANGE TO RS-50 (RESIDENTIAL SINGLE-50).

Motion was made by Ragsdale, second by Barnts to recommend to Council approving the request for zone change from RS (Residential Single) to RS-50 (Residential Single – 50). Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.

5. ADJOURN.

Motion was made by Mileur, second by Ragsdale to adjourn. Voting yes: Dunham, Ragsdale, Alvis-Watts, Mileur and Barnts. Voting no: none.