

MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JUNE 6TH, 2024 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, JOE BARNTS, ALTERNATE TREY LARREMORE AND ALTERNATE TRAVIS MILEUR.

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

At 5:50 p.m. Mike Dunham called the meeting to order and declared a quorum.

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

Others in attendance: Mayor Zac Doyle, Ralph Birkenfeld, Chris Ward, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MAY 2ND, 2024 REGULAR MEETING.

Motion was made by Ragsdale, second by Barnts to approve minutes of May 2nd, 2024 Regular Meeting. Voting yes: Dunham, Ragsdale, Barnts. Abstaining, counting as a no vote: Glancy, Mileur. Voting no: none.

3. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Glancy, second by Mileur to enter into public hearing. Voting yes: Dunham, Ragsdale, Glancy, Barnts, Mileur. Voting no: none.

Brandon and Mary Beth Dailey: Requesting a zoning change for:

The South 50 feet of Lot 4, and the North 40 feet of Lot 5, in Block 8, in the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the U.S. Government Survey and Plat thereof. (212 N Taylor)

The current zoning is RM (Multi-Family Residential). The applicant is requesting the zone to be changed to IL (Industrial Light) for a warehouse.

b. Exit Public Hearing

Motion was made by Mileur, second by Glancy to exit the public hearing. Voting yes: Dunham, Ragsdale, Glancy, Barnts and Mileur. Voting no: none.

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: BRANDON AND MARY BETH DAILEY: (LEGAL AS READ ABOVE).

Motion was made by Barnts, second by Glancy to deny the zoning change to IL due to the required setbacks in Code. Voting yes: Dunham, Ragsdale, Glancy, Barnts and Mileur. Voting no: none.

5. ADJOURN

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

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS
12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: 6/19/24 DATE FILED: 6/20/24 HEARING DATE: _____ CASE NUMBER _____
☒ RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: A TRACT OF LAND N.W. OF DOG POUND
LEGAL DESCRIPTION: 2 TRACTS OF LAND IN SECTIONS 5 & 6 OF T. 21 N., R. 19 E.
SEE ATTACHED SURVEYS
PRESENT USE NONE PRESENT ZONING AG FLOOD PLAIN [] Y ☒ N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RM PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N
PROPOSED USE: DUPLEX, QUADPLEX, APARTMENTS
NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>John Couch GREEN Country Surveying</u>	NAME <u>LIMESTONE CONSTRUCTION LLC</u>
ADDRESS <u>207 S. ADAIR ST.</u>	ADDRESS <u>200 E. 5TH AVE.</u>
CITY, ST, ZIP <u>Pryor, OK. 74361</u>	CITY, ST, ZIP <u>OWASSO, OK 74055</u>
DAYTIME PHONE <u>918-825-6575</u>	DAYTIME PHONE <u>918-510-2023</u>
EMAIL <u>John.Couch@GREENCountrySurveying.com</u>	EMAIL <u>LONNIE@LIMESTONECONSTRUCTION.COM</u>
FAX <u>cell 918 373 1492</u>	FAX <u>888-671-4959</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature] Couch 6-19-24</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Consultant

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 X # of mailing)	\$2.45 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$

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

NOTICE OF PUBLIC HEARING

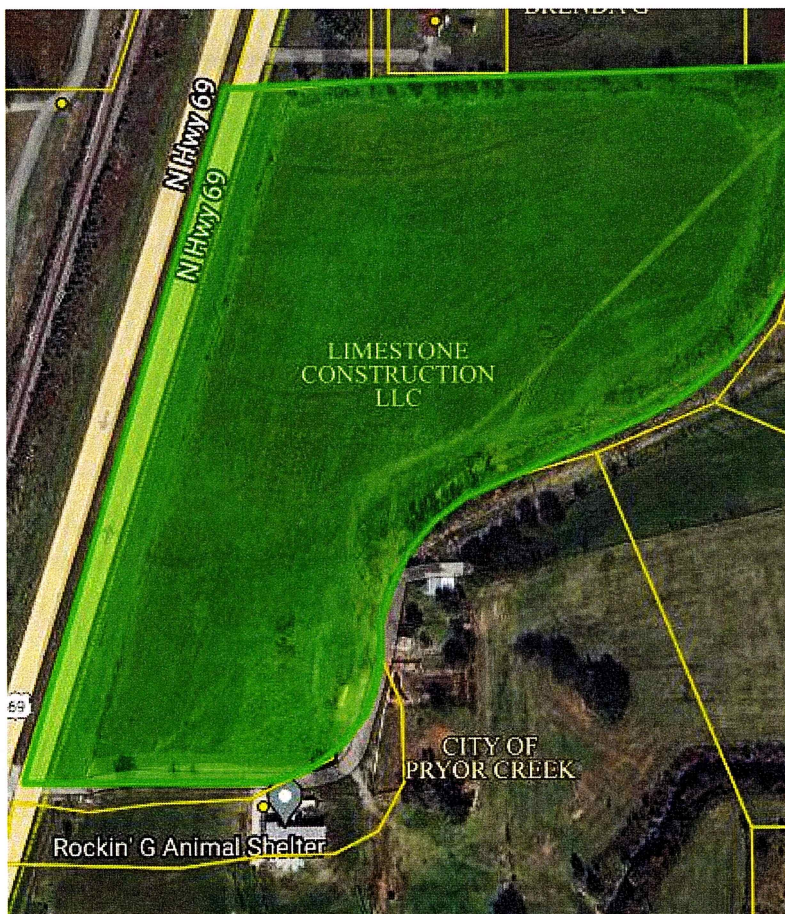
BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 1st day of August, 2024, at 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 Planning and Zoning Commission will consider the rezoning of the following described property from AG (Agriculture) to RM (Residential Multi-Family)

LEGAL DESCRIPTION:

Tract 2 A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 5, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northwest Corner of said NW¼ SW¼, THENCE N87°56'43"E for a distance of 192.00 feet along the North Line thereof to the POINT OF BEGINNING; THENCE N87°56'43"E for a distance of 612.74 feet along said North Line; THENCE S7°06'38"W for a distance of 230.12 feet; THENCE along a curve to the right having a radius of 507.47 feet for a distance of 230.12, being subtended by a chord of S17°59'53"W for a distance of 194.60 feet; THENCE S87°56'43"W for a distance of 511.64 feet; THENCE N1°44'09"W for a distance of 410.00 feet to the POINT OF BEGINNING.

Tract 3 A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE¼ SE¼) of Section 6, all in Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit: Commencing at the Northwest Corner of said NW¼ SW¼, THENCE S1°44'09"E for a distance of 410.00 feet along the West Line of said NW¼ SW¼ to the POINT OF BEGINNING; THENCE N87°56'43"E for a distance of 703.64 feet; THENCE along a curve to the right having a radius of 507.47 feet for a distance of 323.42 feet, being subtended by a chord of S47°18'38"W for a distance of 317.98 feet; THENCE S65°42'07"W for a distance of 346.14 feet; THENCE along a curve to the left having a radius of 256.48 feet for a distance of 287.22, being subtended by a chord of S33°38'38"W for a distance of 272.29 feet; THENCE S1°32'19"W for a distance of 56.09 feet; THENCE along a curve to the right having a radius of 234.63 feet for a distance of 346.26 feet, being subtended by a chord of S43°49'00"W for a distance of 315.69 feet, THENCE S86°03'23"W for a distance of 286.15 feet to a point on the Easterly Right-of-Way of Highway #69; THENCE N15°18'36"E for a distance of 247.37 feet along said Right-of-Way; THENCE N9°35'48"E for a distance of 100.50 feet along said Right-of-Way; THENCE N15°18'26"E for a distance of 534.27 feet along said Right-of-Way, THENCE N87°56'43"E for a distance of 279.50 feet to the POINT OF BEGINNING.



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the Community Development Dept. at 918-825-1679.

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[X] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS

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

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: 5/16/24 DATE FILED: 5/16/24 HEARING DATE: _____ CASE NUMBER: _____

[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER: _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 801 W GRAHAM ST, PRYOR, OK 74361

LEGAL DESCRIPTION: TRACT 15: 3 TRACTS OF LAND SITUATED IN THE EAST HALF OF THE SE 4-1/4 OF SECTION 12, TWP 21 NORTH, AND RANGE 18 EAST OF THE INDIAN VACANT LAND BASE AND METHOD: _____

PRESENT USE: LAND PRESENT ZONING: AG FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CAR PUD DESIGNATION INCLUDED: [] Y [X] N PUD PROPOSAL ATTACHED [] Y [X] N

PROPOSED USE: SELF-STORAGE FACILITY WITH BOAT AND RV PARKING

NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>NATHAN STATION</u>	NAME <u>TCH GRAHAM STREET, LLC</u>
ADDRESS <u>6431 LINWAY TERRACE</u>	ADDRESS <u>74777 SOUTH 4760 ROAD</u>
CITY, ST, ZIP <u>MCLEAN, VA 22101</u>	CITY, ST, ZIP <u>WESTVILLE, OK 74965</u>
DAYTIME PHONE <u>(281) 382-3911</u>	DAYTIME PHONE <u>(202) 415-5944</u>
EMAIL <u>NSTATION@TCHINVEST.COM</u>	EMAIL <u>APCE@GRANDVC.COM</u>
FAX <u>N/A</u>	FAX _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>NESTA MAY 16, 2024</u>	

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? EMPLOYER

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.01 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$

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NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

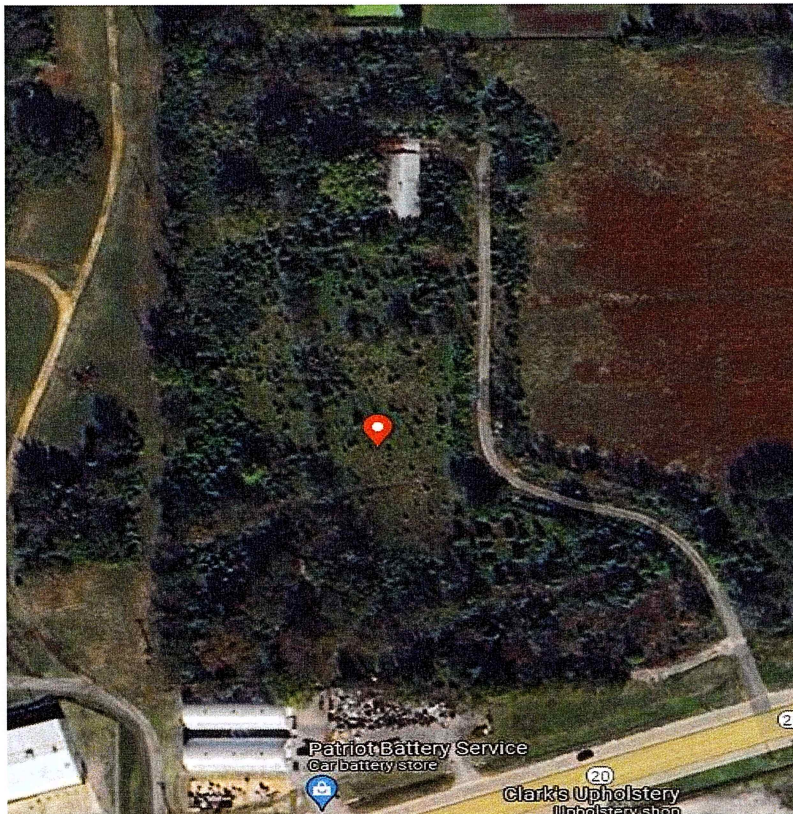
Notice is hereby given that on the 1st day of August, 2024, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the rezoning of the following described property from AG (Agriculture) to CAR (Commercial Automative Recreational)

LEGAL DESCRIPTION:

Tract 1. A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Beginning at the NW corner of the SE¼ SE¼; N 01°33'03" E a distance 149.96' to a found iron rebar; Thence N 88°28'15" E a distance of 305.71' to a point; Thence S 01°33'44" E a distance of 548.13' to a point; Thence S 72°44'55" E a distance of 206.88' to a point; Thence S 23°04'35" E a distance of 175.28' to a found MAG nail; Thence S 68°17'30" W a distance of 87.84' to a found ½" iron rebar; Thence S 88°37'48" W a distance of 483.52' to a found ½" iron rebar; Thence N 01°33'63" a distance of 656.32' to the point of beginning.

Tract 2 A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of the SE¼; Thence N 01°33'03" E a distance of 149.90' to a found iron rebar; Thence N 68°28'15" E a distance of 305.71' to the point of beginning; Thence N 88°28'15" E a distance of 375.59' to a point; Thence S 01°30'19" E a distance of 735.52' to a found ½" iron rebar; Thence S 68°15'19" W a distance of 122.26' to a found MAG nail; Thence N 23°04'35" W a distance of 175.28' to a point; Thence N 72°24'55" W a distance of 206.88' to a point; Thence N 01°33'44" W a distance of 548.13' to the point of beginning.

Tract 3 A part of the SE¼ of Section 12, Township 21 North, Range 18 East in Mayes County, Oklahoma, being more particularly described as follows: Commencing at the NW corner of the SE¼ SE¼; Thence N 01°33'03" E a distance of 149.90' to a found iron rebar; Thence N 88°28'15" E a distance of 385.71' to a point; Thence N 88°28'15" E a distance of 375.58' to the point of beginning; Thence N 88°28'15" E a distance of 328.39' to a found ½" iron rebar; Thence S 01°29'35" E a distance of 626.64' to a found ½" iron rebar; Thence S 70°39'46" W a distance of 286.94' to a found ½" iron rebar; Thence S 68°19'36" W a distance of 79.98' to a found ½" iron rebar; Thence N 01°30'19" W a distance of 735.52' to the point of beginning. (Also known as 801 W Graham)



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