

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, NOVEMBER 7, 2019 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, TREY LARREMORE AND ALTERNATES DARRELL MOORE, TRAVIS MILEUR

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, Shryle Glancy, Gina Alvis-Watts and Trey Larremore. Members absent: none.

Others in attendance: Ex Officio Member Kenneth Young and Mayor Larry Lees.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JULY 11, 2019 REGULAR MEETING.

Motion was made by Larremore, second by Ragsdale to approve minutes of July 11, 2019 Regular Meeting. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Larremore. Voting no: none.

3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING APPROVAL OF 2020 PLANNING AND ZONING COMMITTEE MEETING SCHEDULE.

Motion was made by Larremore, second by Alvis-Watts to approve the 2020 Planning and Zoning Committee Meeting Schedule. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Larremore. Voting no: none.

4. DISCUSS REPORT FROM SHRYLE GLANCY REGARDING THE SUB-COMMITTEE THAT WILL REVIEW THE UDO AND COMPREHENSIVE PLAN.

Shryle Glancy stated that she is forming the committee with community leaders, business owners and one Planning and Zoning Committee member, Gina Alvis-Watts. They will review both documents and come back with recommendations to the committee either quarterly or yearly, which is then sent to the Council. The sub-committee will not meet until after the holidays.

5. ADJOURN.

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

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

☒ ZONING ☐ SPECIAL USE ☐ PUD ☐ PUD MAJOR AMENDMENT ☐ EASEMENT/RIGHT-OF-WAY VACATION
12 North Rowe Street, P.O. Box 1167, Pryor, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 11/13/19 TAC DATE: _____ HEARING DATE: _____ CASE NUMBER: _____
☒ RES ☐ NON-RES ☐ MIXED USE ☐ BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Original Town of Pryor Creek Bk 49 lots 8 & 9 LOT SIZE: _____
LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): See Attached

PRESENT USE: Parking/Residence PRESENT ZONING: RG FLOODPLAIN: ☐ Y ☒ N HISTORIC DESIGNATION: ☐ Y ☒ N
(now RM - new uDo) Note: lot 8 owned by RCB (parking) lot 9 Resd. Morehead

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CG PUD DESIGNATION INCLUDED: ☐ Y ☒ N PUD PROPOSAL ATTACHED: ☐ Y ☒ N

PROPOSED USE: Commercial Building to be built on sight to House RCB Bank

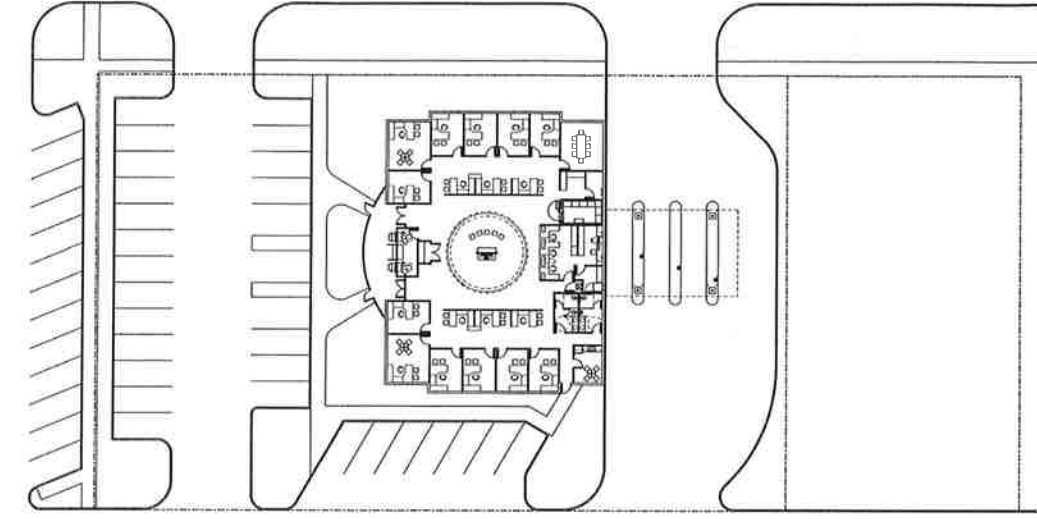
NATURE OF PUD AMENDMENT: N/A

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME <u>RCB Bank</u>	OWNER <u>Lot 8</u>	NAME <u>Barbara Morehead / Christine</u>	<u>Diner Lot 9</u>
ADDRESS <u>222 SE 1st Street</u>		ADDRESS <u>114 S. Vann</u>	<u>Ramon</u>
CITY, ST, ZIP <u>Pryor, OK 74361</u>		CITY, ST, ZIP <u>Pryor, OK 74361</u>	<u>Littlefield</u>
DAYTIME PHONE <u>918-825-8813</u>		DAYTIME PHONE <u>918-373-3311</u>	
EMAIL <u>rreiser@bankrcb.net</u>		EMAIL	
FAX <u>918-825-8888</u>		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Ronald C. Reiser</u>		<u>Ronald C. Reiser, RCB Exec V.P.</u>	
DOES OWNER CONSENT TO THIS APPLICATION ☐ Y ☒ N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>Buyer</u>			

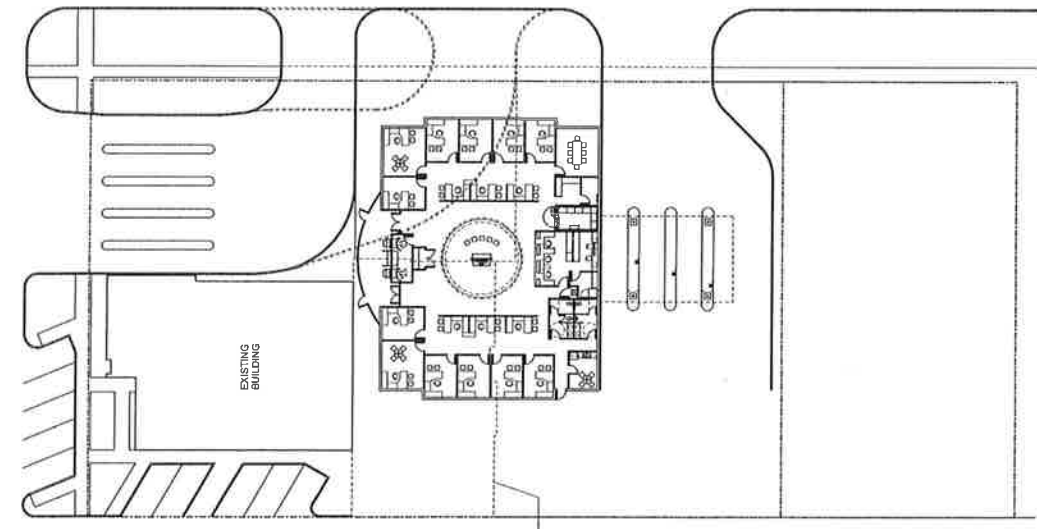
APPLICATION FEES			
BASE APPLICATION FEE	\$20.00	APPLICATION SUBTOTAL	\$ <u>20.00</u>
NEWSPAPER PUBLICATION	\$		<u>90.00</u>
SIGNS	\$18.50		
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING**			<u>300.00</u>
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			
300' PROPERTY OWNERS MAILING & POSTAGE <u>2.05</u>	<u>\$1.83 x 33 =</u>	\$	<u>67.65</u>
1320' PROPERTY OWNERS MAILING & POSTAGE <u>1.55 + 1.50 = 3.05</u>	<u>\$1.83 x 205 =</u>	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$

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

+ Preliminary Review Fee
Invoice this \$125.00
PAID
Total 602.65
REVISED 5/20/2019

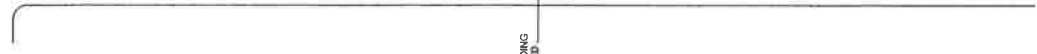


1 PHASE II PLAN
A1.1 SCALE: 1" = 20'-0"



1 PHASE I PLAN
A1.1 SCALE: 1" = 20'-0"

PORTION OF
EXISTING BUILDING
TO BE REMOVED

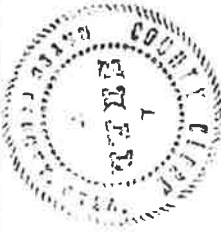


INDIVIDUAL
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, John C. Wilkerson, Jr. and Naomi Lamb Wilkerson, aka Naomi L. Wilkerson, husband and wife parties, of the first part, in consideration of the sum of ONE DOLLAR and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto RCB Bank, an Oklahoma Corporation, party of the second part, the following described real property and premises situate in Mayes County, State of Oklahoma, to wit:

Lot Numbered Eight (8) in Block Numbered Forty-nine (49) in the incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Survey and Plat thereof.



495356

STATE OF OKLAHOMA } SS
COUNTY OF MAYES }
This Instrument was Filed for Record
at 1:00 o'clock P.M.
APR 21 1997
LAUREL RABON, County Clerk
Laurel Rabon Deputy

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

Signed and delivered this 21st day of April, 1997.

John C. Wilkerson, Jr.
John C. Wilkerson, Jr.

Naomi Lamb Wilkerson
Naomi Lamb Wilkerson aka
Naomi L. Wilkerson

INDIVIDUAL ACKNOWLEDGEMENT
(Oklahoma Form)

STATE OF OKLAHOMA)
COUNTY OF MAYES)

Before me, a Notary Public in and for said County and State, on this 21st day of April, 1997, personally appeared John C. Wilkerson, Jr. and Naomi Lamb Wilkerson aka Naomi L. Wilkerson, husband and wife to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: 10-24-99



Vanessa Green
Vanessa Green Notary Public

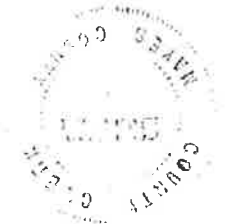
\$8.00

Mayes County Abstract Company
Pryor, Oklahoma

BOOK 825 PAGE 583

114 S Vann
Pryor OK 74361

1996 665221 05/21/2015 10:29 am
Book 1285 Page(s) 0569-0569
Fee \$13.00 Doc \$0.00
Brittany True-Howard - Mayes County
State of Oklahoma



QUIT CLAIM DEED

Know All Men By These Presents:

That, **Bill Morehead, aka Billie Eugene Morehead, and Barbara Jean Morehead, husband and wife**, in consideration of the sum of One Dollar (\$1.00) and other valuable considerations to his hands paid, the receipt of which is hereby acknowledged, does hereby **QUIT-CLAIM, GRANT, BARGAIN, SELL and CONVEY** unto **Billie Eugene Morehead and Barbara Jean Morehead, husband and wife, and Christine Ramon Littlefield, a single person**, as joint tenants with right of survivorship and not as tenants in common, all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all of the following described real property situate in Mayes County, State of Oklahoma, to-wit:

Lot Numbered Nine (9) in Block Numbered Forty-nine (49) in the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Plat and Survey thereof.

together with all improvements thereon and the appurtenances thereunto belonging.

To Have and To Hold the above described premises unto **Billie Eugene Morehead and Barbara Jean Morehead, husband and wife, and Christine Ramon Littlefield, a single person**, their heirs and assigns forever.

Signed and delivered this 20th day of May, 2015.

Bill Morehead
BILL MOREHEAD
aka **BILLIE EUGENE MOREHEAD**

Barbara Jean Morehead
BARBARA JEAN MOREHEAD

STATE OF OKLAHOMA |
| ss.
COUNTY OF MAYES |

Before me, the undersigned, a Notary public in and for said County and State on this 20th day of May, 2015, personally appeared **Bill Morehead, aka Billie Eugene Morehead, and Barbara Jean Morehead, husband and wife**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: 5-27-18

Beverly Walsh
Notary Public #14004804

8.00 Morehead Electric / Jerry Lee

BOOK 1285 PAGE 569

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 12th day of December, 2019, at 5:30 P.M. in the City Hall Council Chambers, 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 Residential Multi-Family (RM [previously RG]) to Commercial General (CG).

LEGAL DESCRIPTION

Lot Numbered Eight (8) in Block Numbered Forty-Nine (49) in the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Survey and Plat thereof, AND, Lot Numbered Nine (9) in Block Numbered Forty-nine (49) in the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the United States Government Plat and Survey thereof.



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