

MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, NOVEMBER 18TH, 2021 5:45PM

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: GERALD CLACK, MIKE CONSIDINE, ANDY ROGERS, KRIS FOSTER

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

Gerald Clack called the meeting to order and declared a quorum. Members present were Gerald Clack, Andy Rogers, Kris Foster and Mike Considine. Absent: none.

Others present: Mayor Larry Lees, Steve Powell, Becky Orange, Rick Ogg, Ed Dent, Building Inspector Kenny Young.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF SEPTEMBER 23rd, 2021 SPECIAL MEETING.

Motion was made by Rogers, second by Foster to approve minutes of September 23rd, 2021 Special Meeting. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

3. PUBLIC HEARINGS.

a. Enter Public Hearing (Continued from Hearing on November 4, 2021)

Motion was made by Considine, second by Rogers to enter Public Hearing. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

Applicant: Applicant: Butler Homes LLC. Requesting Coverage allowance of 36.5% and reduced setback areas to 17.5%.

Legal: Lot Numbered Two (2) in Block Numbered Fifty-Seven (57) in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof. (201 S Edith)

Ed Dent spoke against the duplexes, explaining he feels there are enough rentals in the area.

Becky Orange and Rick Ogg explained the need for the duplexes because they often receive calls for rental properties. They also explained the need for the variances to keep the area looking the same.

b. Exit Public Hearing.

Motion was made by Rogers, second by Considine to exit Public Hearing. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

4. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR APPLICANT BUTLER HOMES TO CONSIDER TWO VARIANCES:

(1) FOR THE COVERAGE ALLOWANCE FROM 35% TO 36.5% ON DUPLEXES WITH TENTATIVE ADDRESS OF:

a. 310 SW SECOND A & B, (PREVIOUSLY LISTED AS A TENTATIVE ADDRESS OF 302 SW SECOND A & B) AND

b. 320 SW SECOND A & B, (PREVIOUSLY LISTED AS A TENTATIVE ADDRESS OF 304 SW SECOND A & B) AND

(2) TWO REAR SETBACK AREAS REDUCED FROM 20% TO 17.5% ON TENTATIVE ADDRESS OF:

- a. 310 SW SECOND A & B, (PREVIOUSLY LISTED AS A TENTATIVE ADDRESS OF 302 SW SECOND A & B) AND**
- b. 320 SW SECOND A & B, (PREVIOUSLY LISTED AS A TENTATIVE ADDRESS OF 304 SW SECOND A & B)**

Motion was made by Rogers, second by Foster to approve items 1 and 2 for the variances requested. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

5. PUBLIC HEARINGS.

a. Enter Public Hearing.

Motion was made by Foster, second by Considine to enter Public Hearing. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

Applicant: Butler Homes – Lot Numbered Two (2) in Block Numbered Fifty-Seven (57 in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof. (201 S Edith).

Steve Powell explained the need for the variance due to the shape and size of the lot. Butler Homes told the Board that there is a covenant for East Plains stating the homes all need to be at least 1950 sq. ft. The hardship would be trying to fit that size home on this lot with the rear setback as it states at 30%.

b. Exit Public Hearing.

Motion was made by Foster, second by Considine to exit Public Hearing. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

6. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR APPLICANT BUTLER HOMES WHO IS REQUESTING A VARIANCE INCREASING THE COVERAGE ALLOWANCE FROM 30% TO FIT REQUIRED SQUARE FOOTAGE RESTRICTIONS OF A 1950 SF HOME:

Motion was made by Considine, second by Rogers to approve the variance of 30% to 36.5%. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.

7. ADJOURN.

Motion was made by Foster, second by Considine to adjourn. Voting yes: Clack, Foster, Considine and Rogers. Voting no: none.