

MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, SEPTEMBER 12TH, 2024 AT 12:00 P.M.

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN SPECIAL 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 TRAVIS MILEUR.

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

At 12:00 p.m. Mike Dunham called the meeting to order and declared a quorum.

Members present were: Mike Dunham, Danny Ragsdale, Shryle Glancy, Travis Mileur and Trey Larremore. Members absent: Gina Alvis Watts.

Others in attendance: Mayor Zac Doyle, Wanda Cummings, Nick Loomis, Johnny Cobb, Lonnie Green, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF AUGUST 8TH, 2024 SPECIAL MEETING.

Motion was made by Glancy, second by Dunham to approve minutes of August 8th, 2024 Special Meeting. Voting yes: Dunham, Ragsdale, Glancy, Mileur. Abstaining, counting as a no vote: Larremore. Voting no: none.

3. OATH OF OFFICE TO BE ADMINISTERED

a. MIKE DUNHAM TERM EXPIRING 9/30/2027.

b. DANNY RAGSDALE TERM EXPIRING 9/30/2027.

No action taken. Sheryl Laue administered Oaths of Office to Mike Dunham and Danny Ragsdale terms expiring 9/30/2027.

4. PUBLIC HEARING

a. Enter Public Hearing

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

Zoning Change for: John Heath Neighbors

The South Half (S½) of Lot Numbered Eleven (11) and all of Lot Numbered Twelve (12), in Block Twenty-Two (22), of the WHITAKER ADDITION, Mayes County, State of Oklahoma, according to the official recorded Plat and Survey thereof. (Also known as 100 N Indianola)

The applicant is requesting the zone to be changed from CR (Commercial Restricted) to RD (Residential Duplex) for a single-family home.

b. Exit Public Hearing

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

5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: JOHN HEATH NEIGHBORS: (LEGAL AS READ ABOVE).

Motion was made by Ragsdale, second by Glancy to recommend Council action to approve the zoning change to RD (Residential Duplex). Voting yes: Dunham, Ragsdale, Glancy, Larremore and Mileur. Voting no: none.

6. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Glancy, second by Mileur to enter into public hearing and waive the reading. No vote was taken.

Zoning Change for: Limestone Construction LLC

A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE/4 SE/4) 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:

Beginning at the Northwest Corner of said NW/4 SW/4; THENCE N87°56'43"E for a distance of 192.00 feet along the North Line thereof; THENCE S1°44'09"E for a distance of 410.00 feet; THENCE S87°56'43"W for a distance of 471.50 feet to a point on the Easterly Right-of-Way of Highway #69; THENCE N15°18'26"E for a distance of 965.60 feet along said NE/4 SE/4; THENCE N88°34'42" E for a distance of 153.08 feet along said North Line to the POINT OF BEGINNING. Contains 3.8483 acres, more or less. (N Hwy 69)

The current zoning is AG (Agriculture). The applicant is requesting the zone to be changed to CAR (Commercial Automotive Recreation) for storage units and possible retail.

b. Exit Public Hearing

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

7. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: LIMESTONE CONSTRUCTION LLC: (LEGAL AS READ ABOVE).

Motion was made by Glancy, second by Mileur to recommend Council action to approve the zoning change to CAR. Voting yes: Dunham, Ragsdale, Glancy, Larremore and Mileur. Voting no: none.

8. ADJOURN

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

CITY OF PRYOR CREEK, OKLAHOMA
PLANNING AND ZONING COMMISSION
SCHEDULE OF REGULAR MEETINGS FOR
2025

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK **PLANNING AND ZONING COMMISSION** WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FIRST THURSDAY OF EACH MONTH, EXCEPT AS OTHERWISE NOTED BELOW*. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 918-825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 2, 2025
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025

July 3, 2025
August 7, 2025
September 4, 2025
October 2, 2025
November 6, 2025
December 4, 2025

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ____ DAY OF DECEMBER 2024.

Courtney Davis, City Clerk

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: 9/25/24 DATE FILED: _____ HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1001 N. ELLIOTT PRYOR, OKLA ~~74361~~ 74361

LEGAL DESCRIPTION: on survey

PRESENT USE _____ PRESENT ZONING RS FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: HAY & FEED FOR ANIMALS - 3 ACRES

1 Acre lawn

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION

NAME ROBERT L. SHAFFER

ADDRESS _____

CITY, ST, ZIP _____

DAYTIME PHONE _____

EMAIL _____

FAX _____

PROPERTY OWNER INFORMATION

NAME same

ADDRESS 3776 E. 82ND CT.

CITY, ST, ZIP TULSA OK 74137

DAYTIME PHONE 918-521-8134

EMAIL bshafer@att.net

FAX N/A

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: Robert L. Shaffer 9-23-2024

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

APPLICATION FEES

BASE APPLICATION FEE	\$10.00		10 ⁰⁰
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ =
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		18.50
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$ =
300' PROPERTY OWNERS LIST			2.30 ⁰⁰
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.57 + 1.75 X # of mailing)	<u>279 X 22</u> <u>\$2.32 X =</u>		61.38
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ PAID \$445.88

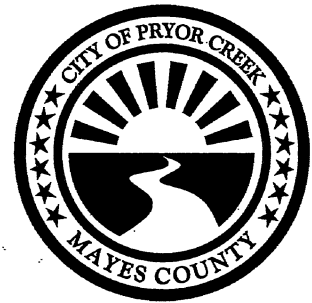
APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

RECEIVED

SEP 25 2024

City of Pryor Creek

P.O. BOX 1167
12 North Rowe
Pryor Creek, Oklahoma 74362
918-825-1679 · FAX 918-825-6577



October 21, 2024

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Dear Property Owner:

Notice is hereby given that an application and petition have been filed with the City of Pryor Creek requesting rezoning consideration for the following real estate to-wit:

Applicant: Robert L Shafer, who is considering a zoning change for the property at 1001 N Elliott:

The South 208.71 feet of the West 208.71 feet of the South Half (S½) of the West Eight (8) Acres of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼ NW¼) of Section Eight (8), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma. AND

The South Half (S½) of the West Eight (8) Acres of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼ NW¼) LESS AND EXCEPT the South 208.71 feet of the West 208.71 feet of the South Half (S½) of the West Eight (8) Acres of the NW¼ NW¼ NW¼ of Section Eight (8), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma.

(A location map has been included on the back of this letter.)

The property owner of the address listed above has applied for a zoning change. The present zoning designation for this property is Residential Single (RS). The property owner has applied for a rezoning of this property to Agriculture (AG).

Per Oklahoma state law, this letter serves to notify all property owners within three hundred feet (300 feet) of the property that is proposed for rezoning.

A Planning and Zoning Commission Meeting will be held on Monday, November 18th, 2024 at 5:30 p.m. at Pryor Creek City Hall in the City Council Chamber located at 12 North Rowe Street to address this zoning change request. The Planning and Zoning Commission is a recommending board to the City Council. City Council will have the ultimate decision-making authority in this rezoning at a future meeting. If you wish to comment on this rezoning, please arrange to be present at this meeting.

Anyone requiring special accommodations pursuant to Americans with Disabilities Act should notify the City Clerk at 918-825-0888. Request for accommodations should be received at least 24 hours in advance of the hearing.

Sincerely,

Zac Doyle
Mayor, City of Pryor Creek

