

**NOTICE & AGENDA**  
**PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**FRIDAY, JUNE 13<sup>TH</sup>, 2025 AT 5:30 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF PRYOR CREEK, OKLAHOMA WILL MEET IN SPECIAL SESSION AT 5:30 P.M. ON THE ABOVE DATE IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET IN PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND SHOULD CALL 918-825-0888.

Commission Members: Mike Dunham, Randy Gibbs, Reagan Eardman, Gina Alvis Watts, Dennis Nance, and Travis Mileur (alt).

1. Call to Order, Roll Call and Declare a Quorum.
2. Discussion and possible action to approve minutes of April 21<sup>st</sup>, 2025, Special Meeting.
3. Oath of Office to be administered to:
  - a. Dennis Nance, Seat #7, term ending September 30, 2025.
4. PUBLIC HEARING
  - a. Enter Public Hearing

Zoning Change for: Casey's General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee

The South 45 feet of Lot 4, all of Lots 5, 6, 7, 8, and 9 and the South 10 feet of Lot 10, all in Block 6 of Reeves Addition to the Town of Pryor Creek, Mayes County, Oklahoma, according to the recorded plat thereof.

Beginning at a point at the Northeast corner of the South half of Lot 4, Block 6, Reeves Addition to the City of Pryor Creek, said point being a found 3/8" iron rebar with cap stamped "GMF LS1107"; thence 500°27'43"E for a distance of 224.46 feet to a point for corner, with a 3/8" iron rebar being S01°21'07"E for a distance of 1.02 feet from the corner; thence S88°44'42"W for a distance of 239.77 feet to a set 1/2" iron rebar with cap stamped "Halff CA707"; thence N15°18'26"E for a distance of 121.66 feet to a set Mag nail with washer stamped "Halff CA707"; thence along a curve to the left, having a radius of 2914.79 feet, a chord bearing of N13°37'34"E, and a chord distance of 171.03 feet to a set 1/2" iron rebar with cap stamped "Halff CA707"; thence N89°32'17"E for a distance of 40.05' to a set 1/2" iron rebar with cap stamped "Halff CA707"; thence S01°35'29" for a distance of 55.20 feet to a set 1/2" iron rebar with cap stamped "Halff CA707"; thence N89°32'17"E for a distance of 123.91 feet to the Point of Beginning.

The applicant is requesting the zone to be changed from Residential Duplex (RD) to Commercial Automotive Recreation (CAR) for the ability to build a convenience store.

- b. Exit Public Hearing

5. Discuss, possibly recommend Council action regarding the Zoning Change for: Casey's General Store (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee.

6. PUBLIC HEARING

- a. Enter Public Hearing

Closing of Easement for: Casey's General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee (Legal as read in Item 4).

The applicant is needing to close the easement for the preliminary plat.

- b. Exit Public Hearing

7. Discuss, possibly recommend Council action regarding the Closing of Easement for: Casey's General Store (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee.

8. PUBLIC HEARING

- a. Enter Public Hearing

Preliminary Plat for Casey's General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee. (Legal as read in Item 4).

The applicant is requesting the Preliminary Plat to be approved, followed by the Final Plat to the Council.

- b. Exit Public Hearing

9. Discuss, possibly recommend Council action regarding the Preliminary Plat for Casey's General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee. (Legal as read in Item 4).

10. PUBLIC HEARING

- a. Enter Public Hearing

Zoning Change for: Casey Cowan

The North 660.21 feet of the South 877.21 feet of the East Half of the Southeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Seven (7), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma.

The applicant is requesting the zone to be changed from Residential Mobile Home (RMH) to Commercial Automotive Recreation (CAR) for the ability to build a campground and RV park.

- b. Exit Public Hearing

11. Discuss, possibly recommend Council action regarding the Zoning Change for: Casey Cowan (Legal as read above.)

12. PUBLIC HEARING

a. Enter Public Hearing

Zoning Change for: Joe Crabb Real Property. (Applicant: Eight Point Creative, LLC)

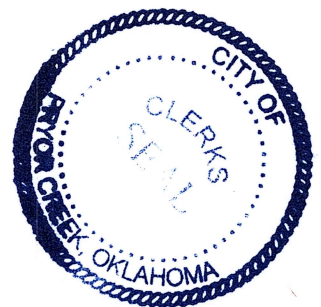
The South Twenty-five (25) Feet of the Lot Numbered Seventeen (17), and all of Lot Numbered Eighteen (18) in Block Numbered Twenty-eight (28), in the WHITAKER ADDITION to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the A.L. Gibbs Survey and Plat thereof. (21 N Indianola)

The applicant is requesting the zone to be changed from Commercial General (CG) to Residential Single-35 (RS-35) for the zoning to match the existing use.

b. Exit Public Hearing

13. Discuss, possibly recommend Council action regarding the Zoning Change for: Joe Crabb Real Property (Applicant: Eight Point Creative, LLC) (Legal as read above.)

14. Adjourn.



POSTED ON THE BULLETIN BOARD AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA JUNE 11<sup>TH</sup>,  
2025 AT 5:00 P.M. BY CITY CLERK HANNAH MORRIS. \_\_\_\_\_