

MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, AUGUST 7TH, 2025 AT 5:00 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, RANDY GIBBS, REAGAN EARDMAN, GINA ALVIS-WATTS, DENNIS NANCE, ALTERNATE TRAVIS MILEUR, DANIEL MORRISON.

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

Mike Dunham called the meeting to order at 5:00 p.m. and declared a quorum.

Members present were: Mike Dunham, Randy Gibbs, Gina Alvis-Watts, Dennis Nance and Daniel Morrison. Members absent: Reagan Eardman, and Travis Mileur.

Others in attendance: Mayor Zac Doyle, Erna Gibbs, Kathy LaValley, John Couch, Josh Anderson, Steve Rhine, Brent Sharpnack, Jimmy Ratcliff, Angela Dannels, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JULY 8TH, 2025 SPECIAL MEETING.

Motion was made by Dunham, second by Alvis-Watts to approve minutes of July 8th, 2025 Special Meeting. Voting yes: Dunham, Randy Gibbs, Alvis-Watts, Dennis Nance. Abstaining, counting as a no vote: Morrison. Absent: Eardman, Mileur

3. OATH OF OFFICE ADMINISTERED TO:

- a. Daniel Morrison, Seat #5, term ending September 30, 2026.

4. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Gibbs to enter into public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

Zoning Change for: A & R Investments

A tract of land situated in the Southwest Quarter (SW/4) of Section 9, 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 Southwest Corner of said SW/4; THENCE N1°20'58"W for a distance of 880.95 feet along the West Line of said SW/4; THENCE N88°35'06"E for a distance of 836.85 feet; THENCE S1°31'40"E for a distance of 881.01 feet to a point on the South Line of said SW/4; THENCE S88°35'20"W for a distance of 839.59 feet along said South Line to the POINT OF BEGINNING. Contains 16.9525 acres, more or less. This is the West portion of this land.

The applicant is requesting the zone to be changed from Agriculture (AG) to Commercial Automotive Recreation (CAR) for future commercial use.

b. Exit Public Hearing

Motion was made by Dunham, second by Nance to exit public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: A & R INVESTMENTS TO CHANGE THE ZONE FROM AGRICULTURE (AG) TO COMMERCIAL AUTOMOTIVE RECREATION (CAR) .

Motion was made by Gibbs, second by Alvis-Watts to deny the zoning change from Agriculture (AG) to Commercial Automotive Recreation (CAR). Voting yes: Dunham, Gibbs, Alvis-Watts and Morrison. Voting no: Nance.

6. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Nance to enter into public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

Zoning Change for: A & R Investments

A tract of land situated in the Southwest Quarter (SW/4) of Section 9, 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 Southwest Corner of Said SW/4, THENCE N88°35'20"E for a distance of 839.59 feet along said South Line to the POINT OF BEGINNING; Thence N1°31'40"W for a distance of 881.01 feet; THENCE N88°35'06"E for a distance of 1561.11 feet; THENCE S1°31'40"E for a distance of 881.11 feet to a point on the South Line of said SW/4; THENCE S88°35'20"W for a distance of 1561.11 feet along said South Line to the POINT OF BEGINNING. Contains 31.5754 acres, more or less. This is the East portion of this land.

The applicant is requesting the zone to be changed from Agriculture (AG) to Residential-70 (RS70) for a housing addition.

b. Exit Public Hearing

Motion was made by Dunham, second by Gibbs to exit public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

7. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: A & R INVESTMENTS TO CHANGE THE ZONE FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-70 (RS70) .

Motion was made by Gibbs, second by Nance to recommend Council action to approve the zoning change from Agriculture (AG) to Residential Single 70 (RS70). Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

8. PUBLIC HEARING

a. Enter Public Hearing

Motion was made by Dunham, second by Gibbs to enter into public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

Preliminary Plat for: A & R INVESTMENTS IS REQUESTING APPROVAL OF A PRELIMINARY PLAT FOR THE RESIDENTIAL-70 (RS70) (LEGAL AS READ IN ITEM 6).

The applicant is requesting the Preliminary Plat for Residential Single 70 (RS70) to be approved, followed by the Final Plat to the Council.

b. Exit Public Hearing

Motion was made by Dunham, second by Alvis-Watts to exit public hearing. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

9. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE FINAL PLAT FOR A & R INVESTMENTS FOR THE RESIDENTIAL SINGLE 70 (RS70) PROPERTY.

Motion was made by Dunham, second by Gibbs to recommend Council action regarding the final plat for A & R Investments (Legal as read in Item 6). Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.

10. ADJOURN

Motion was made by Nance, second by Gibbs to adjourn. Voting yes: Dunham, Gibbs, Alvis-Watts, Morrison and Nance. Voting no: none.