

MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, APRIL 21ST, 2025 AT 5:30 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, RANDY GIBBS, REAGAN EARDMAN, GINA ALVIS-WATTS, DENNIS NANCE, ALTERNATE TRAVIS MILEUR.

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

Mike Dunham called the meeting to order at 5:35 p.m. and declared a quorum.

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

Others in attendance: Mayor Zac Doyle, Ben Shaffer, Israel Antuna Jr, Gisella Antuna, John Couch, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF NOVEMBER 18TH, 2024 SPECIAL MEETING.

Motion was made by Dunham, second by Mileur to approve minutes of November 18th, 2024 Regular Meeting. Voting yes: Dunham, Alvis-Watts and Mileur. Abstaining, counting as a no vote: Randy Gibbs, Reagan Eardman. The minutes are approved (Two of the Board members who attended the November 18th, 2024 Meeting, are no longer on this Board)

3. OATH OF OFFICE ADMINISTERED TO:

- a. Randy Gibbs, Seat #2, term ending September 30, 2027
- b. Regan Eardman, Seat #3, term ending September 30, 2026.

4. PUBLIC HEARING

a. Enter Public Hearing

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

Zoning Change for: Israel and Gisella Antuna

Lots Numbered Nine (9) and Ten (10), in Block Numbered Four (4) of the MAYOR ROACH ADDITION to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the recorded plat thereof, as recorded in Book 1546 at Page 200. Also known as 28 Pine)

The applicant is requesting the zone to be changed from Residential Duplex (RD) to Residential Multi-Family (RM) for the ability to build a tri-plex on the property.

b. Exit Public Hearing

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

5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: ISRAEL AND GISELLA ANTUNA: (LEGAL AS READ ABOVE).

Motion was made by Mileur, second by Gibbs to recommend Council action to approve the zoning change to Residential Multi-Family (RM) from Residential Duplex (RD). Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Mileur. Voting no: none.

6. PUBLIC HEARING

a. Enter Public Hearing

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

Motion was made by Mileur, second by Alvis-Watts to waive the reading of the legal. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts, Mileur. Voting no: none.

Preliminary Plat for 3882 W 530 Rd “The District”

A tract of land situated in the Southwest Quarter (SW4) Section 31, Township 21 North, Range 19 East of the Indian Base and Meridan, Mayes County, Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Southwest Corner of said SW/4, THENCE N88°2’26”E for a distance of 180.80 feet along the South Line of said SW/4 to the POINT OF BEGINNING;

THENCE N1°35’54”W for a distance of 275.38 feet;

THENCE S88°28’26”W for a distance of 40.80 feet;

THENCE N1°35’54”W for a distance of 24.62 feet;

THENCE N88°28’24”W for a distance of 140.00 feet to a point on the West Line of said SW/4;

THENCE N1°35’34”W for a distance of 58.49 feet along said West Line to a point on the Southerly Right-of-Way of the City of Tulsa’s Water line;

THENCE N68°59’13”E for a distance of 782.49 feet along said Southerly Right-of-Way;

THENCE Northeasterly along a curve to the left having a radius of 5804.60 feet for a distance of 592.49 feet, being subtended by a chord of N66°02’43”E for a distance of 592.23 feet along said Southerly Right-of-Way;

THENCE S1°34’21”E for a distance of 604.88 feet;

THENCE N88°25’43”E for a distance of 877.10 feet;

THENCE S1°34’17”E for a distance of 240.50 feet to a point on the South Line of said SW/4;

THENCE S88°25’43”W for a distance of 999.72 feet along said South Line;

THENCE S88°28’26”W for a distance of 981.91 feet along said South Line to the POINT OF BEGINNING,

Together with and subject to covenants, easements, and restrictions of record. Contains 21.0434 acres, more or less

(known as 3882 W 530 Rd (The District))

The applicant is requesting the Preliminary Plat to be approved, followed by the Final Plat to the Council. The District was not platted at the time of annexation.

b. Exit Public Hearing

Motion was made by Mileur, second by Alvis-Watts to exit public hearing.

Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts, Mileur. Voting no: none.

7. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE PRELIMINARY PLAT FOR “THE DISTRICT”: (LEGAL AS READ ABOVE).

Motion was made by Mileur, second by Gibbs to recommend Council action to approve the final plat for “The District”. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Mileur. Voting no: none.

8. ADJOURN

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