

MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
TUESDAY, JULY 8TH, 2025 AT 5:00 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, 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 5:00 p.m. and declared a quorum.

Members present were: Mike Dunham, Randy Gibbs, Reagan Eardman, Gina Alvis-Watts and Dennis Nance. Members absent: None.

Others in attendance: Mayor Zac Doyle, Casey Cowan, Jerry Cowan, Drew Stott, Bridgette Nichols, Jessi Stringer, Amy Carroll, Sheryl and Eddie Peters with their daughter, Kathy Baugus, Building Inspector Kenneth Young and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO ACKNOWLEDGE THE SPECIAL MEETING OF JUNE 13TH, 2025 WAS INVALID DUE TO NOTICE REQUIREMENTS.

Mike Dunham acknowledged the meeting of June 13th, 2025 was invalid due to the notice requirements.

3. PUBLIC HEARING

a. Enter Public Hearing

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

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

Zoning Change for: Casey's General Store (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 ½” iron rebar with cap stamped “Halff CA707”; thence N89°32’17”E for a distance of 40.05’ to a set ½” iron rebar with cap stamped “Halff CA707”; thence S01°35’29” for a distance of 55.20 feet to a set ½” 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

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

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: CASEY’S GENERAL STORE (OWNERS: WALLACE & PHILLIS BAKER TRUST: (LEGAL AS READ ABOVE).

Motion was made by Eardman, second by Dunham to recommend Council action to approve the zoning change to Commercial Automotive Recreation (CAR) from Residential Duplex (RD). Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

5. PUBLIC HEARING

a. Enter Public Hearing

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

Closing of Easement for: Casey’s General Stores (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee) (Legal as read in Item 3-Scrivener’s error: Agenda ready Item 4).

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

b. Exit Public Hearing

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

6. 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).

Motion was made by Eardman, second by Nance to recommend Council action to approve the closing of the easement for Casey’s General Store. Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

7. PUBLIC HEARING

a. Enter Public Hearing

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

Preliminary Plat for: Casey's General Store (for Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee) (Legal as read in Item 3-Scrivener's error)

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

b. Exit Public Hearing

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

8. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE FINAL PLAT FOR CASEY'S GENERAL STORE (FOR OWNERS: WALLACE & PHILLIS BAKER TRUST, LORI ANN REINHARD, TRUSTEE) (LEGAL AS READ IN ITEM 3 -SCRIVENER'S ERROR)

Motion was made by Eardman, second by Alvis-Watts to recommend Council action regarding the final plat for Casey's General Store (For Owners: Wallace & Phillis Baker Trust, Lori Ann Reinhard, Trustee (Legal as read in Item 3). Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

9. PUBLIC HEARING

a. Enter Public Hearing

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

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 (E½SE¼NW¼) 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

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

10. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: CASEY COWAN(LEGAL AS READ ABOVE).

Motion was made by Eardman, second by Nance to recommend Council action regarding the zoning change from Residential Mobile Home (RMH) to Commercial Automative Recreation (CAR) for Casey Cowan (Legal as read above). Voting yes: Dunham, Gibbs, Eardman and Nance. Voting no: Alvis-Watts.

11. PUBLIC HEARING

a. Enter Public Hearing

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

Zoning Change for: Joe Crab 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

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

12. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: JOE CRAB REAL PROPERTY (APPLICANT: EIGHT POINT CREATIVE, LLC) (LEGAL AS READ ABOVE).

Motion was made by Gibbs, second by Eardman to recommend Council action regarding the zoning change from Commercial General (CG) to Residential Single-35 (RS-35) for Joe Crab Real Property (Applicant: Eight Point Creative, LLC) (Legal as read above) Voting yes: Dunham, Gibbs, Eardman, Alvis-Watts and Nance. Voting no: none.

13. ADJOURN

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