

**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, APRIL 2, 2026 AT 5:30 PM**

The Planning & Zoning Committee of the City of Pryor Creek, Oklahoma met in regular session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma. This meeting was followed immediately by a meeting of the Pryor Public Works Authority. Notice of these meetings was posted on the East bulletin board located outside to the South of the entrance doors and the City website at www.pryorcreek.org. Notice was also emailed to The Paper newspaper and emailed to the Council members.

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

Mike Dunham called the meeting to order at 5:30pm and declared a quorum. Members present were Dunham, Gibbs, Eardman and Nance. Members absent: Alvis-Watts.

Others in attendance: Derek Palmer, Tracey Bower, Tyler Stephens, Building Inspector Kenneth Young.

a. Discuss, possibly approve the minutes of the March 5, 2026 Regular meeting.

Motion was made by Gibbs, second by Dunham to approve minutes of March 5, 2026 Regular meeting. Voting yes: Dunham, Gibbs, Eardman and Nance.

2. PUBLIC HEARING

Motion was made by Dunham, second by Nance to waive the reading of the legal. Voting yes: Dunham, Gibbs, Eardman and Nance.

Motion was made by Dunham, second by Eardman to enter public hearing.

a. Enter Public Hearing

Zoning Change for: James Derek Palmer

A tract of land situated in the Southwest Quarter of the Northeast Quarter of the Northeast Quarter (SW/4 NE/4 NE/4) of Section 7, 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 Southeast Corner of said SW/4 NE/4 NE/4, THENCE N 1°36'21" W for a distance of 310.78 feet along the East Line thereof; THENCE S 88°42'08" W for a distance of 81.43 feet to the POINT OF BEGINNING; THENCE S 88°42'08" W for a distance of 493.71 feet to a point on the Easterly Right-of-Way of Highway #69; THENCE N 15°26'19" E for a distance of

338.69 feet along said Right-of-way; THENCE N88°32'21"E for a distance of 398.82 feet; THENCE S0°49'56"E for a distance of 352.49 feet to the POINT OF BEGINNING. Contains 3.3280 acres, more or less. (857 N Mill)

The applicant is requesting the zone to be changed from Agriculture (AG) to Commercial Automotive Recreation (CAR) for an RV Park.

b. Exit Public Hearing

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

3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: JAMES DEREK PALMER FROM AGRICULTURE (AG) TO COMMERCIAL AUTOMOTIVE RECREATION (CAR).

Motion was made by Eardman, second by Gibbs to table the item for more information to be gathered and brought back for a Special Meeting or to the next meeting.

4. ADJOURN.

Motion by Eardman, second by Nance to adjourn. Voting yes: Dunham, Gibbs, Eardman and Nance.

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: 1-2-26 DATE FILED: _____ HEARING DATE: 3/5/26 CASE NUMBER: _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: TBD 857 N Mill

LEGAL DESCRIPTION: See Attached

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

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CAR - RS PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [Y [] N

PROPOSED USE: MIXED-RENTAL RV PARK

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME	NAME <u>James Derek Palmer</u>
ADDRESS	ADDRESS <u>994 N Elliot</u>
CITY, ST, ZIP	CITY, ST, ZIP <u>Pryor, OK 74361</u>
DAYTIME PHONE	DAYTIME PHONE <u>918 530 0717</u>
EMAIL <u>dk</u>	EMAIL <u>derek28-2011@yahoo.com</u>
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>D. Palmer 12-15-25</u>	

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10.00</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ <u>-</u>
NEWSPAPER PUBLICATION	\$		<u>60.06</u>
SIGN POSTING	\$18.50		<u>18.50</u>
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$ <u>-</u>
300' PROPERTY OWNERS LIST			<u>230.00</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 X # of mailing)	\$2.45 x <u>9</u> = <u>\$21.98</u>		<u>21.98</u>
<u>174 240</u>	<u>\$14.27</u>	NOTICE SUBTOTAL	
			TOTAL AMOUNT DUE \$ <u>340.54</u>

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

PAID