

MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
MONDAY, AUGUST 19TH, 2024 5:30pm

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE BOARD OF ADJUSTMENT MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

BOARD MEMBERS: STACEY BARKER, KENNY LITTLEFIELD, BRIANA BRAKEFIELD, HALEY DARNELL

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

Littlefield called the meeting to order and declared a quorum. Members present were: Kenny Littlefield, Briana Brakefield and Haley Darnell. Absent: Stacey Barker.

Others present: Building Inspector Kenneth Young, Dustin Evans, Ray Sherman and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JULY 11TH, 2024 SPECIAL MEETING.

Motion was made by Littlefield, second by Darnell to approve minutes of July 11th, 2024 Special Meeting. Voting yes: Littlefield, Darnell. Abstaining, counting as a no vote: Brakefield. Voting no: none.

3. PUBLIC HEARING.

a. Enter Public Hearing.

APPLICANT: NORTHSTAR CHURCH FOR SPECIAL EXCEPTION FOR A DYNAMIC DISPLAY SIGN FOR THIS PROPERTY IN AN AG (AGRICULTURE) ZONE.

Motion was made by Brakefield, second by Darnell to enter into Public Hearing and waive the reading of the legal. Voting yes: Littlefield, Darnell and Brakefield. Voting no: none.

A tract of land in the West Half (W½) of Section Five (5), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian, Mayes County, State of Oklahoma, more particularly described as follows, to-wit: Commencing at the Northwest Corner of said Section 5; THENCE North 88°26'06" East for a distance of 1129.95 feet and along the North Line of said Section 5; THENCE South 01°33'54" East for a distance of 159.50 feet to the Point of Beginning; THENCE North 88°26'06" East for a distance of 430.00 feet; THENCE South 01°33'54" East for a distance of 465.00 feet; THENCE South 01°33'54" East for a distance of 1704.29 feet; THENCE South 87°56'38" West for a distance of 691.44 feet; THENCE along a curve to the left having a radius of 1888.05 feet and an arc length of 4.84 feet, being subtended by a chord of South 07°11'02" West for a distance of 4.84 feet; THENCE South 07°06'38" West for a distance of 560.46 feet; THENCE along a curve to the right having a radius of 507.47 feet and an arc length of 518.95 feet, being subtended by a chord of South 36°24'23" West for a distance of 496.63 feet; THENCE South 65°42'07" West for a distance of 346.14 feet; THENCE along a curve to the left having a radius of 256.48 feet and an arc length of 287.22 feet, being subtended by a chord South 33°37'13" West for a distance of 272.45 feet; THENCE South 01°32'19" West for a distance of 56.09 feet; THENCE along a curve to the right having a radius of 234.63 feet and an arc length of 346.26 feet, being subtended by a chord of South 43°49'01" West for a distance of 315.69 feet; THENCE South 86°05'45" West for a distance of 286.15 feet to a point on the Easterly Right-of-Way of United States Highway No. 69; THENCE North 15°18'36" East for a distance of 247.37 feet and along said Right-of-Way; THENCE North 09°35'48" East for a distance of 100.50 feet and along said Right-of-Way; THENCE North 15°18'26" East for a distance

of 965.60 feet and along said Right-of-Way; THENCE North $88^{\circ}34'42''$ East for a distance of 153.08 feet to the West Quarter Corner of said Section 5; THENCE North $8^{\circ}06'43''$ East for a distance of 658.84 feet; THENCE North $01^{\circ}48'23''$ West for a distance of 329.89 feet; THENCE South $87^{\circ}56'38''$ West for a distance of 659.23 feet to a point on the Easterly Right-of-Way; THENCE North $01^{\circ}42'07''$ West for a distance of 114.95 feet and along said Right-of-Way; THENCE North $15^{\circ}18'26''$ East for a distance of 56.00 feet and along said Right-of-Way; THENCE North $01^{\circ}49'53''$ West for a distance of 161.48 feet and along said Right-of-Way; THENCE South $87^{\circ}56'33''$ West for a distance of 16.50 feet and along said Right-of-Way; THENCE North $28^{\circ}59'24''$ East for a distance of 267.48 feet and along said Right-of-Way; THENCE North $09^{\circ}35'48''$ East for a distance of 201.00 feet and along said Right-of-Way; THENCE North $15^{\circ}18'26''$ East for a distance of 885.44 feet and along said Right-of-Way; THENCE North $88^{\circ}26'06''$ East for a distance of 775.75 feet; THENCE along a curve to the left having a radius of 1246.38 feet and an arc length of 79.98 feet, being subtended by a chord of North $15^{\circ}14'17''$ West for a distance of 79.97 feet; THENCE on a curve to the right having a radius of 1870.15 feet and an arc length of 506.30 feet, being subtended by a chord of North $09^{\circ}19'14''$ West for a distance of 504.75 feet to the Point of Beginning. (1700 N HWY 69)

b. Exit Public Hearing.

Motion was made by Brakefield, second by Darnell to exit Public Hearing. Voting yes: Littlefield, Darnell and Brakefield. Voting no: none.

4. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR NORTHSTAR CHURCH FOR SPECIAL EXCEPTION FOR A SPECIAL EXCEPTION FOR A DYNAMIC DISPLAY SIGN FOR THIS PROPERTY IN AN AG (AGRICULTURE) ZONE.

Motion was made by Brakefield, second by Darnell to approve the special exception. Voting yes: Littlefield, Darnell and Brakefield. Voting no: none.

5. ADJOURN.

Motion was made by Brakefield, second by Darnell to adjourn. Voting yes: Littlefield, Darnell and Brakefield. Voting no: none.

CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

[] VARIANCE [] SPECIAL EXCEPTION

P.O. Box 1167, 12 North Rowe Street, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 1/29/26 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2330 NE 1st St Pryor, OK 74361

LEGAL DESCRIPTION: The North 417.4 feet of the East 208.7 feet of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4) of Section 16, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma

PRESENT USE: _____ PRESENT ZONING C.A.R. COMPREHENSIVE PLAN DESIGNATION: _____

SURROUNDING ZONING: _____ FLOODPLAIN DESIGNATION: _____

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED:

Request for Special Exception / variance - Placement of a single manufactured home at 2330 NE 1st St

VARIANCE SECTIONS: 10-15-13

SPECIAL EXCEPTION SECTIONS: Section 10-15-12

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Ardi Houseberg</u>	NAME <u>Doris Goforth</u>
ADDRESS <u>203 S Bailey St</u>	ADDRESS <u>124 Sundance</u>
CITY, ST, ZIP <u>pryor, OK 74361</u>	CITY, ST, ZIP <u>pryor, OK 74361</u>
DAYTIME PHONE <u>918-822-4880</u>	DAYTIME PHONE <u>918-864-6282</u>
EMAIL <u>ardilou.houseberg@gmail.com</u>	EMAIL <u>elroyalrestaurantandbar@gmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Ardi Houseberg 1/9/26</u>	

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

APPLICATION FEES			
BASE REQUEST	\$10.00		<u>10.00</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ _____
NEWSPAPER PUBLICATION	\$		<u>33.88</u>
SIGN POSTING	\$18.50		<u>18.50</u>
300' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)		FILING FEE	\$ <u>230.00</u>
1320' PROPERTY OWNERS LIST (SUPPLIED BY APPLICANT)			<u>15.70</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (\$0.60 + \$1.85 x # of mailing)	$2.45 \times 5 = 12.25$		
1320' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	$2.45 \times 1 = 2.45$	NOTICE SUBTOTAL	\$ _____
TOTAL AMOUNT DUE			\$ <u>308.08</u>

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

DISPOSITION

PAID

BOARD ACTION: _____

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N

Andi Houseberg
203 South Bailey
Pryor, OK 74361

Phone: (918)822-4880
Email: andilou.houseberg@gmail.com
Date: 12/01/2025

To:
Pryor Creek Board of Adjustment
c/o Community Development Department
12 N. Rowe Street
Pryor Creek, OK 74361

RE: Request for Special Exception / ~~Variance~~ – Placement of a Single Manufactured Home at 2330 NE 1st Street

Dear Members of the Board,

I am writing to respectfully request a Special Exception / ~~Variance~~ to permit the placement of one manufactured home on my property located at 2330 NE 1st Street, which is zoned within one of Pryor's Commercial Districts according to the 2023 Zoning Map.

1. Purpose of My Request

I am seeking approval to install a single manufactured home behind my existing business, which I own and operate on the same parcel. The home would serve as my primary residence, and I have no intention of establishing a subdivision, mobile home park, or multiple-unit development. I am asking only for a one-unit allowance.

2. Hardship & Practical Difficulties

Strict application of the zoning ordinance presents a hardship in this situation:

- Commercial zoning districts do not list manufactured homes as a permitted use. - I own approximately two acres, which is not eligible for the 5-acre minimum required for manufactured home subdivisions.
- Purchasing or renting traditional housing within city limits has become cost-prohibitive.

This special exception is my only feasible path to maintaining stable housing while continuing to invest in and operate my business in Pryor. Without a variance, I am unable to live on my own property despite having the space and infrastructure to safely do so.

3. Consistency With the Intent of the Zoning Code

My request aligns with the spirit of the ordinance for several reasons:

- The property is already commercial, not a residential neighborhood.
- The home will be located behind a business structure, screened from roadway view. - It will not affect residential character, traffic flow, or commercial operations in the area. - The manufactured home complies with modern HUD standards and does not resemble older "mobile homes" the ordinance aims to regulate.

Allowing one residential unit on a commercial parcel is consistent with mixed-use patterns

commonly found in highway commercial corridors.

4. No Negative Impact on Surrounding Properties

Placement of the home will:

- Not interfere with neighboring businesses
- Not increase traffic or noise
- Not place strain on utilities
- Not hinder future commercial development
- Maintain a clean, safe, and orderly appearance

The property sits near the edge of city development, where commercial, agricultural, and lower-density zones meet. This makes it an appropriate transitional location for a single residence.

5. Fairness & Unique Circumstances

Due to zoning changes adopted in 2019, individual owners of smaller parcels—especially commercially zoned ones—do not have any viable pathway to place a single manufactured home without special review.

My request represents a unique circumstance not shared broadly across Pryor:

- I am not asking to alter zoning citywide
- I am not establishing a park
- I am not intensifying land use
- I simply wish to live behind my own business on land I already own

Granting a single-unit exception is both reasonable and fair.

6. Request

I respectfully request that the Board of Adjustment approve a Special Exception / ~~Variance~~ allowing placement of one manufactured home for personal residential use at 2330 NE 1st Street.

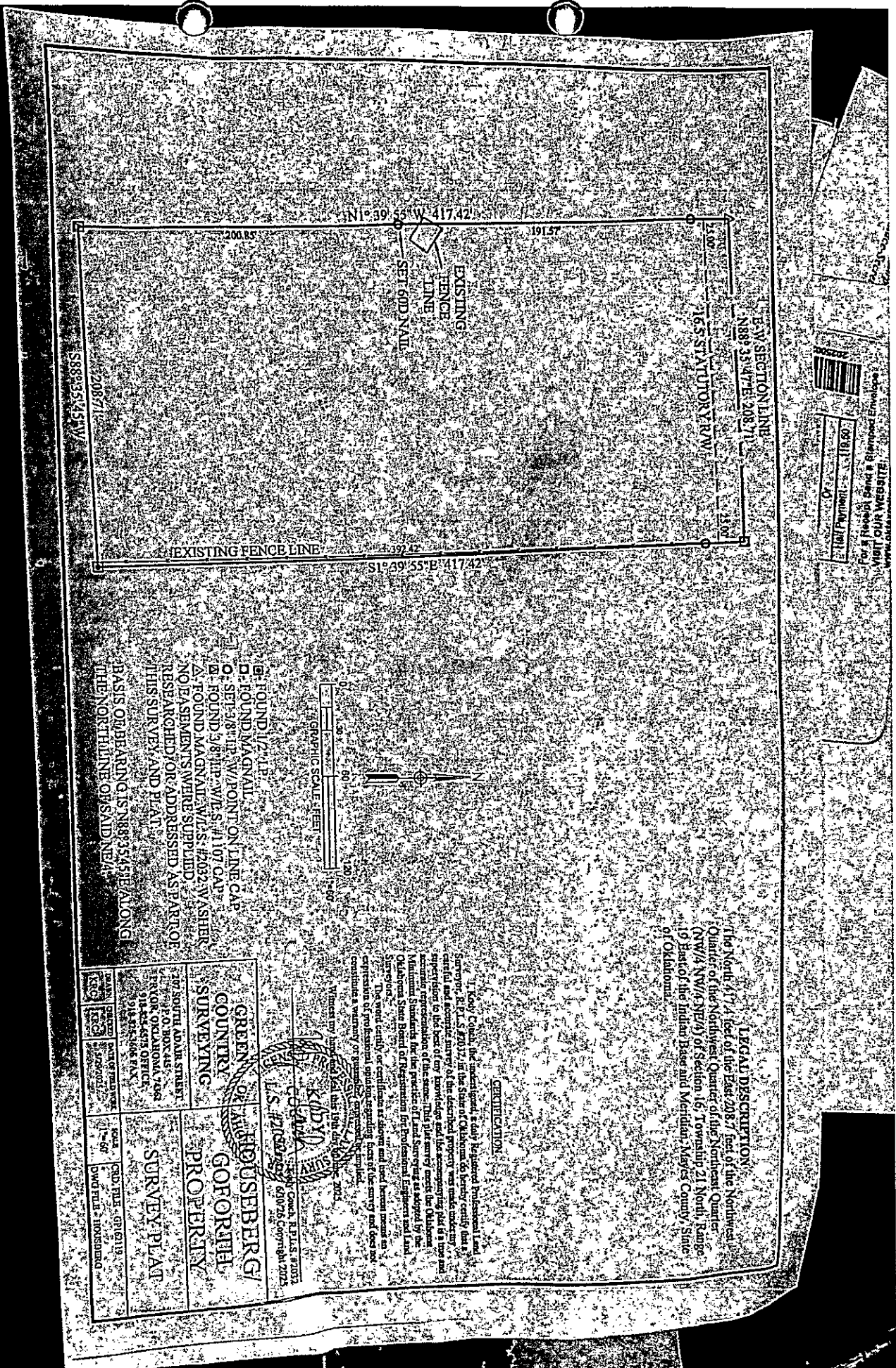
This approval would:

- Provide needed relief
- Support local small business ownership
- Uphold the general purpose of the zoning code
- Not negatively impact surrounding properties

I will attend all required meetings and look forward to answering any questions the Board may

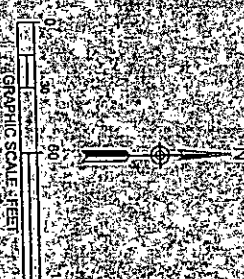
have. Thank you for your time, understanding, and thoughtful consideration.

Respectfully submitted,
Andi Houseberg
203 South Bailey
Pryor, OK 74361



POSTAGE
 100% POSTAGE GUARANTEED
 100% POSTAGE GUARANTEED
 For a Republic Stamp & Blanketed Envelope
 VISIT OUR WEBSITE
 WWW.GPO.COM

FOUND 1/2" I.P.
 FOUND MAGNAIL
 SET 5/8" I.P. W/ POINT ON LINE CAP
 FOUND MAGNAIL W/ S. #1107 CAP
 FOUND MAGNAIL W/ S. #2022 W/ ASHER
 NO EASEMENTS WERE SUPPLIED
 RESEARCHED OR ADDRESSED AS PART OF
 THIS SURVEY AND PLAT
 BASIS OF BEARING IS N88°35'45"E ALONG
 THE NORTHLINE OF SAID NE 1/4



LEGAL DESCRIPTION
 The North 1/4 of the East 208.7 feet of the Northwest
 Quarter of the Northeast Quarter of the Northeast Quarter
 (NW 1/4 NW 1/4 NE 1/4) of Section 16, Township 21 North, Range
 19 East of the Indian Base and Meridian, Mayes County, State
 of Oklahoma.

CERTIFICATION
 I, Kody Coble, the undersigned a duly Registered Professional Land
 Surveyor, R.P.L.S. #2012, in the State of Oklahoma do hereby certify that a
 careful and accurate survey of the described property was made under my
 personal supervision and that the accompanying plat is a true and
 correct representation of the same. This plat survey meets the Oklahoma
 Minimum Standards for the practice of Land Surveying as adopted by the
 Oklahoma State Board of Registration for Professional Engineers and Land
 Surveyors.
 I, the said Kody Coble, as a duly Registered Professional Land Surveyor
 do hereby certify that the survey and plat herein presented are
 a true and correct representation of the survey and plat as
 conducted in my presence or under my direct supervision and control.
 Witness my hand and seal this 19th day of October, 2025.

GREEN OR ADJUTANT GENERAL'S SURVEYING
 21 SOUTH ADAR STREET
 P.O. BOX 445
 TULSA, OKLAHOMA, 74106
 (918) 442-4575 OFFICE
 (918) 442-6665 FAX

HOUSEBERG GORFELH PROPERTY SURVEY PLAT

COPIES: 10
 DATE: 12/1/25
 DWD FILE: 10050000



To The City of Pryor Board of Adjustments Committee,

I, Doris Goforth, am aware of the special request variance application that my granddaughter, Andi Houseberg, has applied for on my property located at 2330 NE 1st St in Pryor. I am unable to attend the meeting taking place on Monday, May 11th but I have typed up this letter to ensure I am aware and approve of Andi placing her manufactured home on the property if approved by the city meeting.

Thank you,

Signed Doris Goforth

Sworn & subscribed be for me on this 5th day of May, 2020

Karasibom
Notary

