

**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, MAY 7, 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. Notice of this meeting was posted on the East bulletin board located outside to the South of the entrance doors and the City website at www.pryorcreek.org.

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

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

Others in attendance were: Kenny Young and Tyler Stephens.

a. Discuss, possibly approve the minutes of the April 2, 2026 Regular Meeting.

Motion was made by Mileur, second by Dunham to approve minutes of April 2, 2026 Regular Meeting.

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

2. 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 S88°42'08"W for a distance of 493.71 feet to a point on the Easterly Right-of-Way of Highway #69; THENCE N15°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.

No action.

b. Exit Public Hearing

No action.

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 Mileur, second by Eardman to take no action. Voting yes: Dunham, Eardman, Alvis-Watts and Mileur. Voting no: none.

4. ADJOURN.

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

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.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 3/13/26 HEARING DATE: _____ CASE NUMBER _____
 RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 101 S.E. 8th ST.
 LEGAL DESCRIPTION: LOTS 10-14 BLOCK 4

PRESENT USE: VACANT PRESENT ZONING: DUPLEX FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: _____ PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: COMBINE + SPLIT LOTS 10-14 INTO TWO BUILDING LOTS THAT WILL BE 70' X 225' EACH.

NATURE OF PUD AMENDMENT: _____

| APPLICANT INFORMATION | PROPERTY OWNER INFORMATION |
|---|--------------------------------|
| NAME <u>TITAN HOMES, LLC</u> | NAME <u>SAME - ROBBIE NEES</u> |
| ADDRESS <u>1309 N. Willow DR.</u> | ADDRESS _____ |
| CITY, ST, ZIP <u>CLAREMORE OK 74017</u> | CITY, ST, ZIP _____ |
| DAYTIME PHONE <u>918-688-6857</u> | DAYTIME PHONE _____ |
| EMAIL <u>robniees@stglobal.net</u> | EMAIL _____ |
| FAX _____ | FAX _____ |

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 3-13-26

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

| APPLICATION FEES | | | |
|--|---------------|----------------------|------------------|
| BASE APPLICATION FEE | \$10.00 | | |
| ADDITIONAL REQUESTS | \$ | APPLICATION SUBTOTAL | \$ |
| NEWSPAPER PUBLICATION | \$ | | |
| SIGN POSTING | \$18.50 | | |
| Review letter fee from City Reviewer for P & Z Meeting | \$125.00 | | \$ |
| 300' PROPERTY OWNERS LIST | | | |
| 300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE | \$2.01 x = \$ | | |
| | | NOTICE SUBTOTAL | |
| | | TOTAL AMOUNT DUE | \$ <u>404.20</u> |

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

PAID

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072605769

COUNTY OF MAYES

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Mayes County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 feet radius of property owners surrounding the following described property, to wit:

For APN/Parcel ID(s): 18660 and 18661

Tract 3:

A tract of land being Lots Ten through Thirteen (10-13) and a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of Block 4, Thence N 88°31'21" E along the South line of said Block, a distance of 70.00 feet; Thence N 01°00'36" W a distance of 225.00 feet; Thence S 88°31'22" W a distance of 69.97 feet to a point on the West line of Block 4; Thence S 02°00'07" E along said West line a distance of 225.00 feet to the point of beginning.

Tract 4:

A tract of land being Lots Ten through Thirteen (10-13) a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Commencing at the Southwest corner of Block 4; Thence N 88°31'21" E along the South line of said block, a distance of 70.00 feet; Thence N 02°00'36" W a distance of 225.00 feet; Thence N 88°31'22" E a distance of 69.97 feet; Thence S 02°01'06" E a distance of 225.00 feet to a point on the South line of Block 4; Thence S 88°31'21" W along said South line a distance of 70.00 feet to the point of beginning.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Lucas Strawn, CEO

Abstractor License No.: 4907

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 4th day of June 2026 at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the Modification and Lot Split to create two building lots.

LEGAL DESCRIPTION

Tract 3 – A tract of land being Lots Ten through Thirteen (10-13) and a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of Block 4, Thence N 88°31'31" E along the South line of said Block, a distance of 70.00 feet; Thence N 01°00'36" W a distance of 225.00 feet; Thence S 88°31'22" W a distance of 69.97 feet to a point on the West line of Block 4; Then S 02°00'07" E along said West line a distance of 225.00 feet to the point of beginning:

Tract 4 – A trace of land being Lots Ten through Thirteen (10-13) a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Commencing at the Southwest corner of Block 4; Thence N 88°31'21" E along the South line of said block, a distance of 70.00 feet; Thence N 02°00'36" W a distance of 225.00 feet; Thence N 88°31'22" E a distance of 69.97 feet; Thence S 02°01'06" E a distance of 225.00 feet to a point on the South line of Block 4; Thence S 88°31'21" W along South line a distance of 70.00 feet to the point of beginning. Address: 101 SE 8th



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the City Clerk, Hannah Morris, at 918-825-0888.