

**MINUTES  
SPECIAL PLANNING & ZONING COMMISSION MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
THURSDAY, JUNE 25, 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](http://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, Randy Gibbs and Travis Mileur. Members absent: Reagan Eardman, Gina Alvis Watts and Dennis Nance.

Others in attendance were Kenny Young, Chris Curnutt, David Love, Tracey Bower, Louis Briggs, Dee Briggs, Jared Gates, Terry Lamar, Robert Philippi, Michael Philippi, Brenda Shrader, Carolyn Erwin, Christy Debo, LaDonna Anderson, Ryan Kelley and Derek Palmer.

**a. Discussion and possible action to approve the minutes of the June 4, 2026 Regular meeting.**

Motion was made by Gibbs, Second by Mileur to approve minutes of June 4, 2026 Regular Meeting.

Voting yes: Dunham, Gibbs and Mileur. Voting no: none.

**2. PUBLIC HEARING**

**a. Enter Public Hearing**

**Zoning change for Jared Gates: A tract of land situated in the North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter (N/2 NW/4 SW/4 NW/4) of Section 8, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma and more particularly described as follows to-wit: Beginning at the Southwest Corner of said N/2 of the NW/4 of the SW/4 of the NW/4 a found cut "X"; THENCE North 87 degrees 59 minutes 53 seconds East for a distance of 658.77 feet and along the South line of said N/2 of the NW/4 of the SW/4 of the NW/4 to the Southeast Corner thereof; THENCE North 01 degrees 36 minutes 32 seconds West for a distance of 205.61 feet and along the East line of said N/2 of the NW/4 of the SW/4 to a point 124.5 South of the Northeast Corner thereof; THENCE South 87 degrees 59 minutes 30 seconds West for a distance of 498.77 feet and parallel to the North line of said N/2 of the NW/4 of the SW/4 of the NW/4; THENCE South 01 degrees 36 minutes 34 seconds East for a distance of 155.56 feet to a point 50.0 feet North of the South line of said N/2 of the NW/4 of the SW/4 of the SW/4 of the NW/4; THENCE South 87 degrees 59 minutes 53 seconds West for a distance of 160.00 feet and parallel to said South line to a point on the West line of said N/2 of the NW/4 of the SW/4 of the NW/4; THENCE South 01 degrees 36 minutes 33 seconds East for a distance of 50.00 feet and along said West line to the POINT OF BEGINNING.**

**Address: 705 N Elliott.**

Motion was made by Mileur, second by Dunham to enter public hearing and waive the reading of the legal. Voting yes: Dunham, Gibbs and Mileur. Voting no: none.

**b. Exit Public Hearing**

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

**3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR: JARED GATES (LEGAL AS READ ABOVE) FROM RESIDENTIAL SINGLE (RS) TO COMMERCIAL AUTOMOTIVE RECREATION (CAR) FOR AN RV PARK.**

Motion was made by Dunham, second by Gibbs to deny the zoning change for Jared Gates to rezone (legal as read above) from Residential Single (RS) to Commercial Automotive Recreation (CAR). Voting yes: Dunham, Gibbs and Mileur. Voting no: none.

**4. ADJOURN.**

Motion by Dunham, second by Mileur to adjourn. Voting yes: Dunham, Gibbs 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.pryorcreek.org

## APPLICATION INFORMATION

RECEIVED BY: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_ CASE NUMBER: \_\_\_\_\_

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

NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 104 N Osborn, Pryor Ok, 74361

LEGAL DESCRIPTION: Whitaker Addition Blk 23 Lot 11

PRESENT USE: No Use PRESENT ZONING: Com FLOOD PLAIN [ ] Y [  ] HISTORIC DESIGNATION [ ] Y [  ]

## INFORMATION ABOUT YOUR PROPOSAL

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

PROPOSED USE: Build Spec House

NATURE OF PUD AMENDMENT: Whitaker Addition Blk 23 Lot 11

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>Colten Yoder</u>	NAME: <u>Colten Yoder &amp; Cody Yoder</u>
ADDRESS: <u>903 E 16th St</u>	ADDRESS: <u>2827 E 446 Rd</u>
CITY, ST, ZIP: <u>Chouteau Ok</u>	CITY, ST, ZIP: <u>Adair Ok 74330</u>
DAYTIME PHONE: <u>918-530-1741</u>	DAYTIME PHONE: <u>919-964-3002</u>
EMAIL: <u>yodercolt@gmail.com</u>	EMAIL: _____
FAX: _____	FAX: _____

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

SIGNATURE & DATE: Colten Yoder 4/29/26

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		10.00
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		93.50
SIGN POSTING	\$18.50		18.50
Review letter fee from City Reviewer for P & Z Meeting	-\$125.00		\$ -
300' PROPERTY OWNERS LIST			300
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (1.50 + 1.85 X # of mailing)	3,14 x 31 = \$2.45 x -		97.34
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$519.34

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

REVISED 10/2023

**PAID**

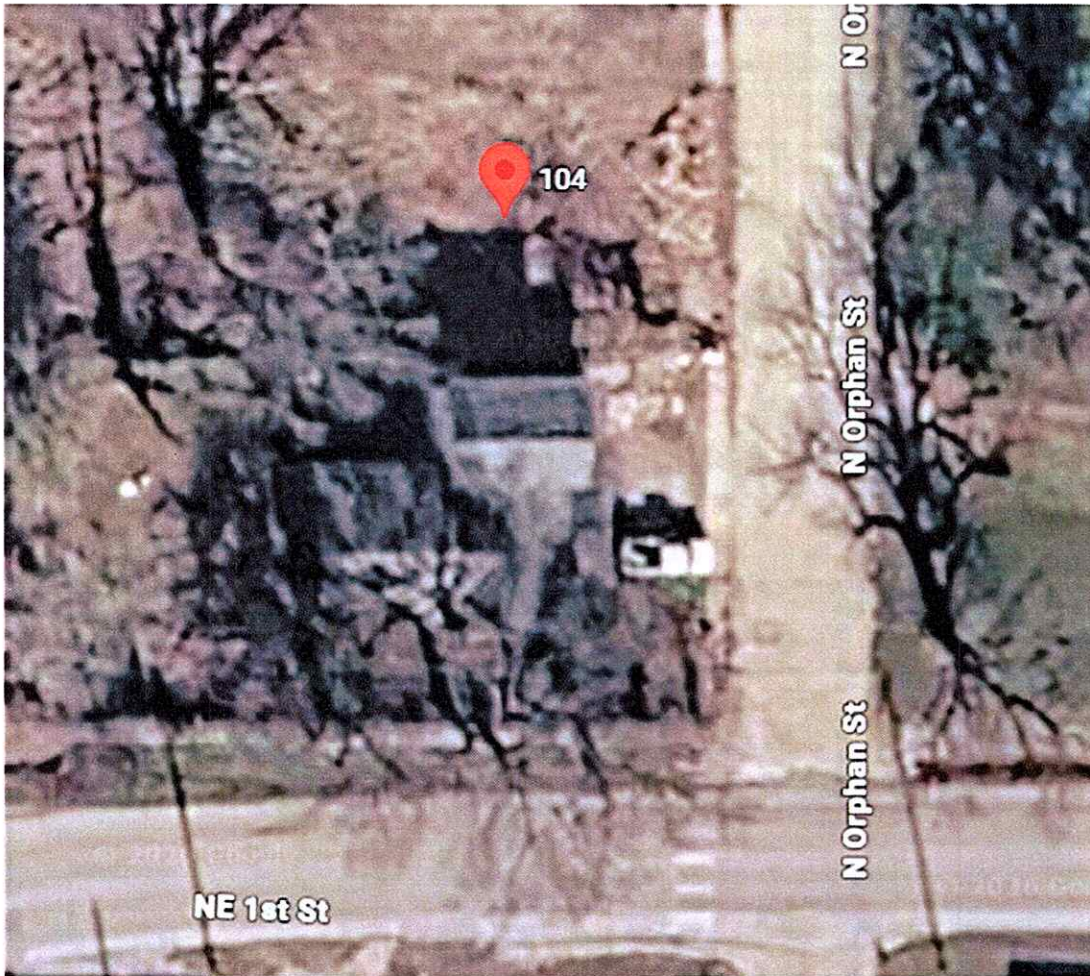
# NOTICE OF PUBLIC HEARING

## BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 9<sup>th</sup> day of July 2026 at 5:00 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2<sup>nd</sup> floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the Zoning Change from CR (Commercial Restricted) to RS-70 (Residential Single -70)

### LEGAL DESCRIPTION

Lot Numbered Eleven (11) in Block Numbered Twenty-three (23), in the WHITAKER ADDITION to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the A.L. Gibbs Plat and Survey thereof. Address: 104 N Orphan



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

# 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 - RES 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>60.00</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>3</u> <u>174 2.40</u>	\$	<u>21.98</u>
	<u>3.14 x 7</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**

**LEGAL DESCRIPTION**

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 N1°36'21"W for a distance of 310.78 feet along the East Line thereof; THENCE S88°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.

This legal description was developed by Kody Couch, L.S. #2032, on 2/10/2026.

CERTIFICATION

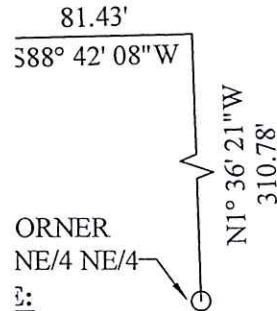
I, Kody Couch, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#2032, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate 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.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 10th day of February, 2026.



Kody Couch, R.P.L.S. #2032  
O.A.#2423 6/30/26 Copyright 2026



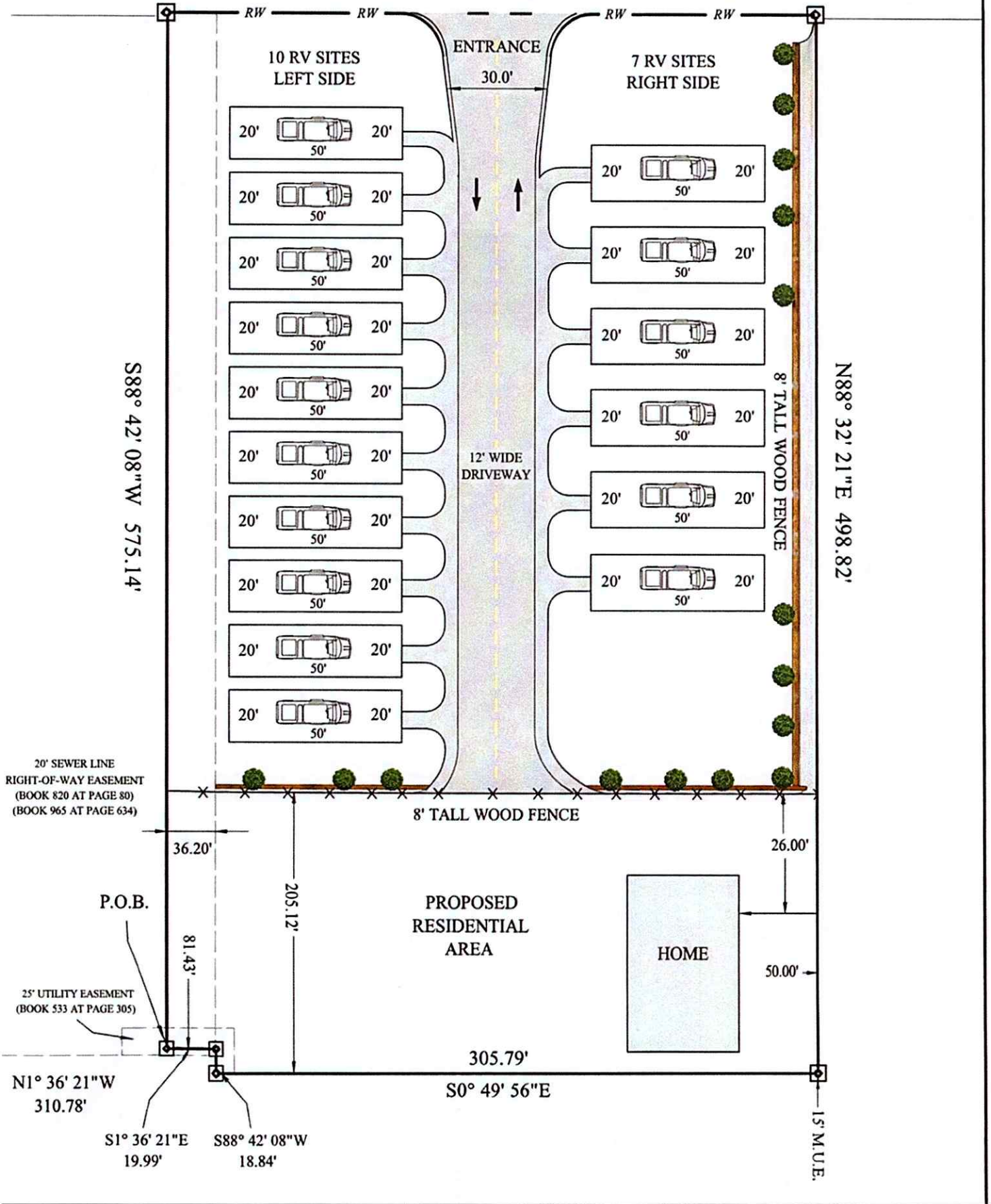
MONUMENTATION WAS SET AS PER PLAT, ONLY A LEGAL DESCRIPTION DEVELOPED.

MEASUREMENTS WERE SUPPLIED, RECORDED, OR ADDRESSED AS PART OF SURVEY AND PLAT.

ADJACENT BOUNDARY BEARING IS S1°36'12"E ALONG THE EAST LINE OF SAID NE/4.

<p><b>GREEN COUNTRY SURVEYING</b></p> <p>207 SOUTH ADAIR STREET P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX</p>		<p><b>PALMER PROPERTY COMMERCIAL TRACT</b></p>		
		<p><b>LEGAL DESCRIPTION PLAT</b></p>		
<p>DRAWN KRC</p>	<p>CHECKED KRC</p>	<p>DATE OF OFFICE WORK 2/10/2026</p>	<p>SCALE 1"=80'</p>	<p>CRD. FILE - 7-21-19 DWG FILE - PLMR-CMR</p>

# HIGHWAY #69 RIGHT-OF-WAY N15° 26' 19"E 338.69'



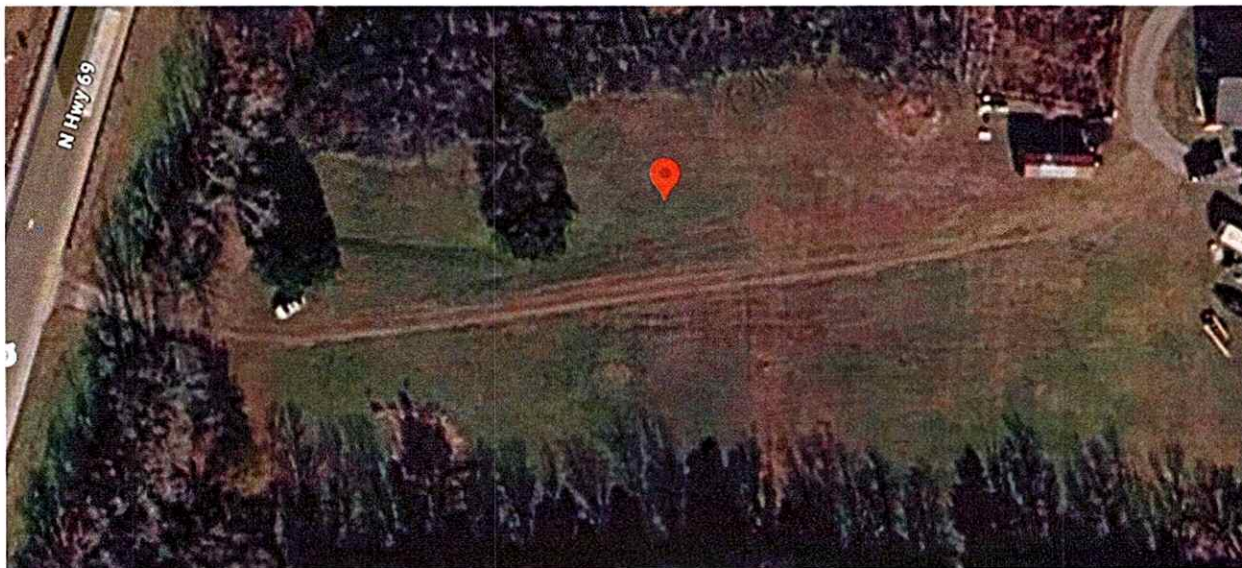
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### LEGAL DESCRIPTION

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. Address: 857 N Mill.



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