

**MINUTES
SPECIAL PLANNING & ZONING COMMISSION MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JULY 9, 2026 AT 5:00 PM**

The Planning & Zoning Committee of the City of Pryor Creek, Oklahoma met in special 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 5:00pm and declared a quorum.

Members present were: Mike Dunham, Randy Gibbs, Reagan Eardman, Dennis Nance and Travis Mileur.

Others in attendance: Ryan Kelley, Shaun Edwards, Derek Palmer, Cole Yoder, Cody Yoder, David Love and Building Inspector Kenneth Young.

a. Discussion and possible action to approve the minutes of the June 25, 2026 Special Meeting.

Motion was made by Gibbs, second by Mileur to approve minutes of June 25, 2026 Special Meeting.

Voting yes: Dunham, Gibbs, Mileur. Abstaining as a no vote: Eardman and Nance. Voting no: none.

2. PUBLIC HEARING

a. ENTER PUBLIC HEARING

Zoning change for Colten & Cody Yoder: 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.

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

b. EXIT PUBLIC HEARING

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

3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR COLTEN AND CODY YODER (LEGAL AS READ ABOVE) FROM COMMERCIAL RESTRICTED (CR) TO RESIDENTIAL SINGLE -70 (RS-70).

Motion was made by Gibbs, second by Eardman to recommend Council action on the zoning change from Commercial Restricted (CR) to Residential Single-70 (RS-70). Voting yes: Dunham, Gibbs, Eardman, Nance and Mileur. Voting no: none.

4. PUBLIC HEARING

a. ENTER PUBLIC HEARING

Zoning change for 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 N 88°32'21" E for a distance of 398.82 feet; THENCE S 0°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.

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

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

5. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE ZONING CHANGE FOR DEREK PALMER (LEGAL AS READ ABOVE) FROM AGRICULTURE (AG) TO COMMERCIAL AUTOMOTIVE RECREATION (CAR) FOR AN RV PARK.

Motion was made by Nance, second by Mileur to recommend Council action on the zoning change from Agriculture (AG) to Commercial Automotive Recreation (CAR) for an RV Park. Voting yes: Dunham, Gibbs, Eardman, Nance and Mileur. Voting no: none.

6. ADJOURN.

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

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] PREL. PLAT [] ~~X~~ NOT SPLIT TYPE 2 ~~X~~ 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: SPL DATE FILED: 6-5-26 HEARING DATE: _____ CASE NUMBER _____

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

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1201 S Elliott St., Pryor, OK 74361

LEGAL DESCRIPTION: The North 330 feet of the South 384 Feet of the Southwest Quarter of the Northwest Quarter of the Norwest Quarter (SW 1/4 NW 4 NW 1/4) of Section 20, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma

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

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-70 PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: 4 Lots - new houses

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>JIM TURNER</u>	NAME	<u>HERITAGE SOUTHEAST BAPTIST CHURCH</u>
ADDRESS	<u>5190 W 580 Rd.</u>	ADDRESS	<u>1201 S. ELLIOTT STREET</u>
CITY, ST, ZIP	<u>CHATEAU, OK 74337</u>	CITY, ST, ZIP	<u>PRYOR, OK 74361</u>
DAYTIME PHONE	<u>918-637-0897</u>	DAYTIME PHONE	
EMAIL	<u>SANDY@COTTLEVALE.COM</u>	EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>Jim Turner 6-5-26</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>25.00 + 171.16</u>	<u>196.16</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>300</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (:60 + 1.85 X # of mailing)	<u>\$2.45 x 37</u>		<u>116.18</u>
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>640.84</u>

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

LANDMARK SURVEYING, L.L.C.

Brett King, L.S.

245 South Taylor Street

Pryor, Ok. 74361

PHONE 918-825-2804

C.A. 4572 EXP. 6/30/2027

EXHIBIT "A"

LEGAL DESCRIPTIONS IN SECTION 20, TOWNSHIP 21 NORTH, RANGE 19 EAST, MAYES COUNTY, OKLAHOMA

TRACT "A"

A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter, thence $S01^{\circ}27'13''E$ along the West line of the Northwest Quarter a distance of 960.62 feet; thence $N88^{\circ}00'10''E$ a distance of 436.10 feet to the point of beginning; thence $S2^{\circ}14'28''E$ for 140.00 feet; thence $N88^{\circ}00'10''E$ for 100.00 feet; thence $N2^{\circ}14'28''W$ for 140.00 feet; thence $S88^{\circ}00'10''W$ for 100.00 feet to the Point of Beginning. Said tract contains 0.32 acres more or less.

TRACT "B"

A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter, thence $S01^{\circ}27'13''E$ along the West line of the Northwest Quarter a distance of 960.62 feet; thence $N88^{\circ}00'10''E$ a distance of 536.10 feet to the point of beginning; thence $N1^{\circ}20'16''W$ for 22.72 feet to the Southwest corner of Lot 10, Block 3 of BON AIR HEIGHTS SECOND ADDITION; thence $N87^{\circ}54'57''E$ and along the South line of said Lot 10, Block 3 for 123.51 feet; thence $S1^{\circ}21'52''E$ for 163.97 feet; thence $S88^{\circ}29'46''W$ for 121.37 feet; thence $N2^{\circ}14'28''W$ for 140.00 feet to the Point of Beginning. Said tract contains 0.46 acres more or less.

TRACT "C"

A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter, thence $S01^{\circ}27'13''E$ along the West line of the Northwest Quarter a distance of 1240.62 feet; thence $N88^{\circ}00'10''E$ a distance of 439.95 feet to the point of beginning; thence $N88^{\circ}00'10''E$ for 100.00 feet; thence $N2^{\circ}14'28''W$ for 140.00 feet; thence $S88^{\circ}00'10''W$ for 100.00 feet; thence $S2^{\circ}14'28''E$ for 140.00 feet to the Point of Beginning. Said tract contains 0.32 acres more or less.

TRACT "D"

A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter, thence $S01^{\circ}27'13''E$ along the West line of the Northwest Quarter a distance of 1240.62 feet; thence $N88^{\circ}00'10''E$ a distance of 539.95 feet to the point of beginning; thence $S1^{\circ}23'19''E$ for 25.00 feet; thence $N88^{\circ}00'10''E$ for 119.43 feet; thence $N1^{\circ}26'14''W$ for 163.96 feet; thence $S88^{\circ}29'46''W$ for 121.37 feet; thence $S2^{\circ}14'28''E$ for 140.00 feet to the Point of Beginning. Said tract contains 0.45 acres more or less.

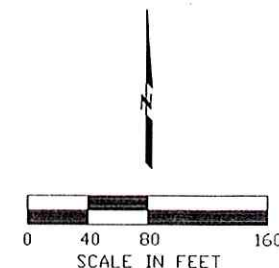
LEGAL DESCRIPTION EXHIBIT

LEGAL ACCESS PROVIDED BY WAY OF SE 12TH STREET AND OR SE 13TH STREET. ADDITIONAL ROAD DEDICATIONS WILL BE NECESSARY TO PROVIDE LEGAL ACCESS.

LAST VISIT TO SITE WAS MAY 20, 2026.

NO EASEMENTS WERE SUPPLIED, RESEARCHED OR
ADDRESSED AS PART OF THIS SURVEY AND PLAT.

LEGAL DESCRIPTIONS PREPARED BY L.S. 1533 ON
MAY 20, 2026.



I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-27, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that the following exhibit of the described below was made under my supervision:

The North 330 feet of the South 384 feet of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma.

Witness my hand and seal this 20th day of May, 2026.

Brett King--Land Surveyor

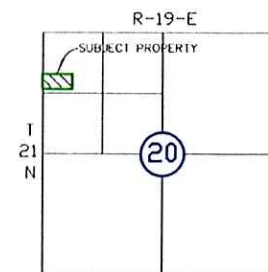


(M) DENOTES MEASURED DISTANCE

⊙ DENOTES FOUND IRON PIN AS NOTED

▣ DENOTES SET 1/2" IRON PIN W/CAP

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.



LOCATION MAP

SCALE 1"=2640'

Job Number 13823

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[X] 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: 7 N Ora Pryor, OK 74361

LEGAL DESCRIPTION: WHITAKER ADDITIONM BLK 26B
N 69.27' OF LOTS 4,5, 12 1/2' OF VACATED STREET ADJ TO LOTS 4,5

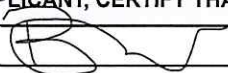
PRESENT USE _____ PRESENT ZONING CG FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: Single Family Residential (RS) PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: Single Family Residential (RS)

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Bret Wagon, A & B Properties Group LLC	NAME Bret Wagon, A & B Properties Group LLC
ADDRESS 7 N Ora	ADDRESS 7 N Ora
CITY, ST, ZIP Pryor, OK 74361	CITY, ST, ZIP Pryor, OK 74361
DAYTIME PHONE 918-927-0304	DAYTIME PHONE 918-927-0304
EMAIL Bretwagon@gmail.com	EMAIL Bretwagon@gmail.com
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:  5/26/26	

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

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 (.60 + 1.85 X # of mailing)	\$2.45 x 25 = \$61.25		
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ 0-

City Council's

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

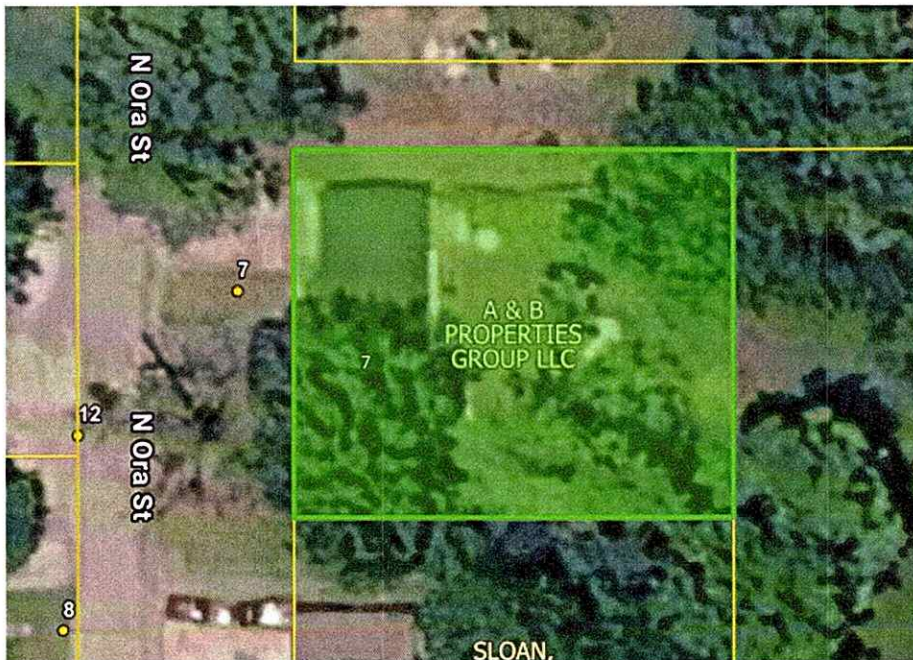
NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 6th day of August 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 zoning change from CG (Commercial General) to RS (Residential Single) for the property as described below.

LEGAL DESCRIPTION

The North 69.27 Feet of Lots Four (4) and Five (5) in Block 26-B in the WHITAKER ADDITION to the Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the A.L. Gibbs Survey and Plat thereof, AND a part of vacated Gibbs Avenue more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 5; Thence North 22.5 Feet; Thence East 100 Feet; Thence South 22.5 Feet to the Northeast Corner of said Lot 4; Thence West along the North Boundaries of said Lots 4 and 5 a distance of 100.0 Feet to the Point of Beginning; Said above described Land having been Subdivided, Surveyed, and Platted from and being a part of: The Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW1/4NW1/4) of Section 17, Township 21 North, Range 19 East of the Indian Base and Meridian. Address: 7 N Ora.



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

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072612098

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): 19028

The North 69.27 Feet of Lots Four (4) and Five (5) in Block 26-B in the WHITAKER ADDITION to the Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the A. L. Gibbs Survey ad Plat thereof, AND a part of vacated Gibbs Avenue more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 5; Thence North 22.5 Feet; Thence East 100 Feet; Thence South 22.5 Feet to the Northeast Corner of said Lot 4; Thence West along the North Boundaries of said Lots 4 and 5 a distance of 100.0 Feet to the Point of Beginning;

Said above described Land having been Subdivided, Surveyed, and Platted from and being a part of: The Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 17, Township 21 North, Range 19 East of the Indian Base and Meridian.

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

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Abstractor License No.: 4907

Lucas Strawn, CEO