

**NOTICE & AGENDA  
PLANNING & ZONING COMMISSION MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
THURSDAY, MARCH 5, 2026 AT 5:30 PM**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF PRYOR CREEK, OKLAHOMA WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE ABOVE DATE IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET IN PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND SHOULD CALL 918-825-0888.

**Commission Members: Mike Dunham, Randy Gibbs, Reagan Eardman, Gina Alvis Watts, Dennis Nance, Travis Mileur (alt) and Daniel Morrison (alt).**

1. Call to Order, Roll Call and Declare a Quorum.
2. Discuss, possibly approve the minutes of the November 6th, 2025 Regular Meeting.
3. 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.

- b. Exit Public Hearing
4. Discuss, possibly recommend Council action regarding the Zoning Change for: James Derek Palmer from Agriculture (AG) to Commercial Automotive Recreation (CAR).
5. Discussion only regarding the subcommittee's findings on ordinances for the Unified Development Ordinance.
6. Adjourn.

POSTED ON THE BULLETIN BOARD AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA MARCH 4<sup>TH</sup>, 2026 AT 4:00 P.M. BY CITY CLERK HANNAH MORRIS. \_\_\_\_\_

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, NOVEMBER 6<sup>TH</sup>, 2025 AT 5:30 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN REGULAR SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

**BOARD MEMBERS: MIKE DUNHAM, RANDY GIBBS, REAGAN EARDMAN, GINA ALVIS WATTS, DENNIS NANCE, ALTERNATE TRAVIS MILEUR, DANIEL MORRISON.**

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

Mike Dunham called the meeting to order at 5:30p.m. and declared a quorum.

Members present were: Mike Dunham, Reagan Eardman, Gina Alvis-Watts, Dennis Nance and Travis Mileur. Members absent: Randy Gibbs.

Others in attendance: Mayor Zac Doyle, Building Inspector Kenneth Young, and Daniel Morrison.

**2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF SEPTEMBER 4<sup>TH</sup>, 2025 REGULAR MEETING.**

Motion was made by Dunham, second by Mileur to approve minutes of September 4<sup>th</sup>, 2025 Regular Meeting. Voting yes: Dunham, Eardman, Nance and Mileur. Abstaining, counting as a no vote: Alvis-Watts. Voting no: none.

**3. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING APPROVAL OF 2026 PLANNING AND ZONING COMMITTEE MEETING SCHEDULE.**

Motion was made by Dunham, second by Nance to recommend Council action to approve the 2026 Planning and Zoning Committee Meeting Schedule. Voting yes: Dunham, Eardman, Alvis-Watts, Nance and Mileur. Voting no: none.

**4. DISCUSSION REGARDING PROPOSALS FOR POSSIBLE UPDATES OF THE UNIFIED DEVELOPMENT ORDINANCE.**

Chairman Mike Dunham discussed the need to look at the UDO (Unified Development Ordinance) from time to time. He asked for volunteers to start the process. Mileur will head the team with Nance and Alvis-Watts. They will report back at a future meeting.

**5. ADJOURN**

Motion was made by Dunham, second by Eardman to adjourn. Voting yes: Dunham, Eardman, Alvis-Watts, Nance 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](http://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 A6 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>60.00</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>9</u> = <u>22.05</u>		<u>21.98</u>
<u>174 2.40</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**

# NOTICE OF PUBLIC HEARING

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

Notice is hereby given that on the 5<sup>th</sup> day of March 2026 at 5:30 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 AG (Agriculture) to CAR (Commercial Automotive Recreation) for the property as described below.

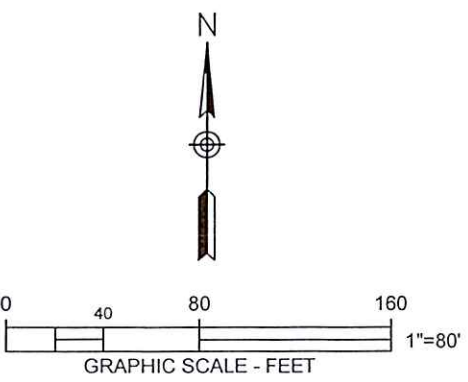
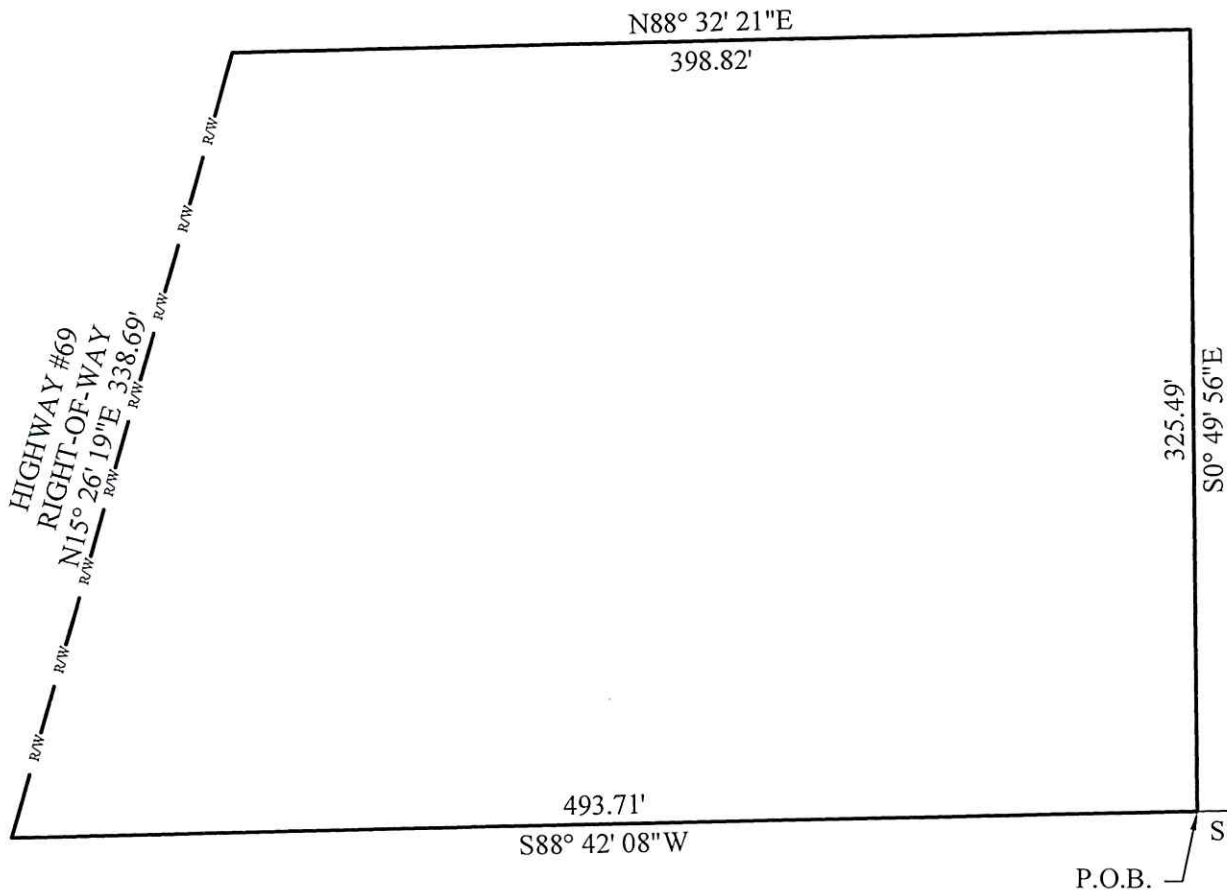
### LEGAL DESCRIPTION

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.



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





**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.

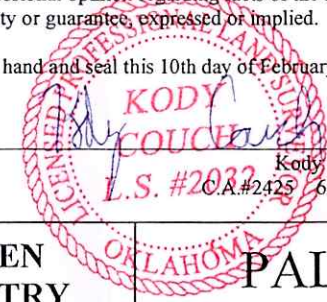
Contains 3.3280 acres, more or less.  
This legal description was developed by Kody Couch, L.S. #2032, on 2/10/2026.

**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.#2425 6/30/26 Copyright 2026

S.E. CORNER  
SW/4 NE/4 NE/4

**NOTE:**  
NO MONUMENTATION WAS SET AS PER THIS PLAT, ONLY A LEGAL DESCRIPTION WAS DEVELOPED.

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

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

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