

**MINUTES  
PLANNING & ZONING COMMISSION  
CITY OF PRYOR CREEK, OKLAHOMA  
THURSDAY, DECEMBER 10<sup>th</sup>, 2020 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, DANNY RAGSDALE, SHRYLE GLANCY, GINA ALVIS-WATTS, TRAVIS MILEUR AND ALTERNATE JOE BARNTS**

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

At 5:30 p.m. Gina Alvis-Watts called the meeting to order and declared a quorum.

Members present were: Danny Ragsdale, Shryle Glancy, Gina Alvis-Watts, Travis Mileur and Joe Barnts. Members absent: Mike Dunham.

Others in attendance: Mayor Larry Lees, Steve Powell, Chris Curnutt, Robert Ewert, Dee Briggs, Jennifer Beshear, Amanda Jackson, Cailei Jackson, Jimmy Roberts, Melanie Teehee, Dr. Rael-Bey, Harriet Dunham, Dr. O. R. Nunley, Brenda Shrader, Kathy LaValley, Carolyn Erwin and Terry Aylward.

**2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF NOVEMBER 5<sup>TH</sup>, 2020 REGULAR MEETING.**

Motion was made by Ragsdale, second by Glancy to approve the November 5<sup>th</sup> 2020 Regular Meeting. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur. Abstaining, counting as a no vote: Barnts. Voting no: none.

**3. DISCUSS AND POSSIBLY APPROVE LOT SPLIT FOR: JIMMY ROBERTS**

**Lot Split for: Jimmy Roberts: TRACT E - THE WEST TEN FEET (10') OF THE EAST SEVENTY FEET (70') OF THE SOUTH TWENTY FEET (20') OF LOT SEVEN (7); AND THE EAST SIXTY FEET (60') OF THE SOUTH TWENTY FEET (20') OF LOT SEVEN (7); AND THE WEST TEN FEET (10') OF THE EAST SEVENTY FEET (70') OF THE NORTH TWENTY-FIVE FEET (25') OF LOT TEN (10); AND THE EAST SIXTY FEET (60') OF THE NORTH TWENTY-FIVE FEET (25') OF LOT TEN (10) AND THE EAST SEVENTY FEET (70') OF THE SOUTH TWENTY-FIVE FEET OF LOT TEN (10); AND THE EAST SEVENTY FEET (70') LOT ELEVEN (11) IN BLOCK 39, W.T. WHITAKER ADDITION, TO THE INCORPORATED TOWN OF PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT CONTAINS 8,174 SQUARE FEET OR 0.188 ACRES. BASIS OF BEARING BEING THE SOUTH LINE OF BLOCK 39 AS BEING SOUTH 88°00'50" WEST.**

Motion was made by Glancy, Second by Mileur to waive the reading of the legal description. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

No citizens were opposed to the rezoning of the property. Mr. Roberts explained to the Board their intentions with the lot. Steve Powell stated his recommendation is to approve the lot split. It follows the current UDO.

Motion was made by Glancy, second by Mileur approve lot split for Jimmy Roberts. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

#### **4. PUBLIC HEARING**

##### **a. Enter Public Hearing**

Motion was made by Ragsdale, second by Glancy to enter Public Hearing. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

Applicant: Danny Ragsdale with RRR Properties Management LLC submitted a plat for property in the City of Pryor: A tract of land situated in the Southeast Quarter (SE/4) of Section 18, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, Oklahoma, more particularly described as follows, to-wit:

Commencing at the Southwest Corner of the said SE/4; Thence North 00°00'00" East, a distance of 1799.80 feet and along the West Line of said SE/4; Thence South 90°00'00" East for a distance of 422.00 feet to the Point of Beginning; Thence North 90°00'00" East, a distance of 228.00 feet; Thence North 00°00'00" East to a point on the South boundary of Pryor Heights Subdivision, Block 6, a distance of 120.00 feet; Thence North 90°00'00" East along said south line of Block 6, Pryor Heights Subdivision, a distance of 321.00 feet; Thence South 00°00'00" West, a distance of 120.00 feet; Thence North 90°00'00" East, a distance of 57.00 feet; Thence South 00°00'00" West, a distance of 400.52 feet; Thence South 90°00'00" West, a distance of 114.00 feet; Thence North 00°00'00" East, a distance of 38.72 feet; Thence South 90°00'00" West, a distance of 61.00 feet; Thence North 00°00'00" East, a distance of 177.95 feet; Thence South 90°00'00" West, a distance of 233.00 feet; Thence North 00°00'00" East, a distance of 133.85 feet; Thence South 90°00'00" West, a distance of 162.00 feet; Thence South 89°05'43" West, a distance of 57.01 feet; Thence North 00°00'00" East, a distance of 50.90 feet to the Point of Beginning, containing 160,062 Square Feet or 3.67 Acres, more or less.

Motion was made by Mileur, Second by Glancy to waive the reading of the legal description. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur, and Barnts. Voting no: none.

Steve Powell explained to the Board the request for the Final Plat and his recommendation. Mr. Ragsdale spoke more about the process of his building in phases. A letter was submitted from Melanie Teehee on her request that her property be protected.

##### **b. Exit Public Hearing**

Motion was made by Glancy, second by Mileur to recommend exiting Public Hearing. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

**5. DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE PLAT AS LISTED IN THE LEGAL ABOVE FOR THE APPLICANT: RRR PROPERTIES MANAGEMENT LLC.**

Motion was made by Barnts, second by Mileur to accept the plat as listed in the legal above for the applicant: RRR Properties Management LLC. Voting yes: Glancy, Alvis-Watts, Mileur and Barnts. Abstaining, counting as a no vote: Ragsdale. Voting no: none.

**6. PUBLIC HEARING**

**a. Enter Public Hearing**

Motion was made by Mileur, second by Glancy to enter Public Hearing. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

**Applicant: Wallace Engineering on behalf of TLD Homes and Roosevelt Crossing, LLC has submitted a plat for property in the City of Pryor: THE S/2 OF THE NW/4 OF THE SW/4 OF THE NW/4 AND PART OF THE SW/4 OF THE SW/4 OF THE NW/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SW/4 SW/4 NW/4; THENCE SOUTHERLY ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 493.98' FEET; THENCE S 89°42'E, A DISTANCE OF 159.4' FEET; THENCE S 0°18'E A DISTANCE OF 5.0' FEET; THENCE EASTERLY, PARALLEL TO THE SOUTH BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 500.6' FEET, MORE OR LESS, TO A POINT IN THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, WHICH POINT IS 161.0' FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY, ALONG THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 499.0' FEET, TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY, ALONG THE NORTHERLY BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 660.0' FEET TO THE POINT OR PLACE OF BEGINNING, ALL IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN. CONTAINING 12.5209 ACRES AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.**

Motion was made by Glancy, Second by Ragsdale to waive the reading of the legal. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur, and Barnts. Voting no: none.

**b. Exit Public Hearing**

Motion was made by Glancy, second by Ragsdale to exit Public Hearing. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none

**7. DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE PLAT AS LISTED IN THE LEGAL ABOVE FOR THE APPLICANT: WALLACE ENGINEERING ON BEHALF OF TLD HOMES AND ROOSEVELT CROSSING, LLC.**

Motion was made by Glancy, second by Mileur to accept the plat as listed in the legal above for the applicant: Wallace Engineering on behalf of TLD Homes and Roosevelt Crossing, LLC. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

**8. ADJOURN.**

Motion was made by Ragsdale, second by Barnts to adjourn. Voting yes: Ragsdale, Glancy, Alvis-Watts, Mileur and Barnts. Voting no: none.

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE