

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, NOVEMBER 5, 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. Mike Dunham called the meeting to order and declared a quorum.

Members present were: Mike Dunham, Danny Ragsdale, Shryle Glancy, Gina Alvis-Watts and Travis Mileur. Members absent: none.

Others in attendance: Justin James, Brian and Ellen Knight, Lorabell McCurry, Mayor Larry Lees, Steve Powell and Terry Aylward.

2. OATH OF OFFICE TO BE ADMINISTERED TO:

a. Gina Alvis-Watts, Seat #4, term ending September 30, 2023.

Mayor Lees administered the Oath of Office to Gina Alvis-Watts, Seat #4, term ending September 30, 2023.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 1st, 2020 REGULAR MEETING.

Motion was made by Glancy, second by Mileur to approve the October 1st, 2020 Regular Meeting. Voting yes: Dunham, Ragsdale, Glancy and Mileur. Abstaining, counting as a no vote: Alvis-Watts. Voting no: none.

4. PUBLIC HEARING

a. Enter Public Hearing

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

Rezoning Applicant: Brian and Ellen Knight requested a zoning change for the property in the City of Pryor, to-wit: Two tracts of land situated in Lot 20, Block 3 of the PIERRE CHOUTEAU ADDITION to the City of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof, and being more particularly described as follows, to-wit:

Tract 1: Beginning at a point on the South Line of said Lot 20, Block 3, said point being 100.00 feet Northeasterly of the Southwest Corner of the East 100.00 feet of the West 140.00 feet of said Lot 20; Thence Northeasterly along said Southerly Lot Line a distance of 12.53 feet; Thence Northwesterly for a distance of 97.94 feet to a point on the Northerly Line of said Lot 20; Thence

Northwesterly along the Northerly Line of said Lot 20 a distance of 7.62 feet; Thence Southerly for a distance of 99.35 feet to the point of beginning.
Tract 2: The Easterly 100 feet of the Westerly 140 feet of said Lot 20, Block 3, more particularly described as: Beginning at a point on the North Line of said Lot 20 a distance of 40.15 feet Easterly of the Northwest Corner of said Lot 20; Thence South 86° 08.015' East along the Northerly Line of said Lot 20 a distance of 100 feet; Thence South 0° 00.5' West parallel with the Westerly Line of said Lot 20 a distance of 99.14 feet to a point on the Southerly Line of said Lot 20; Thence South 84° 35.515' West along said Southerly Line a distance of 100 feet to a point 40.15 feet Easterly of the Southwest Corner of said Lot 20; Thence North 0° 00.5' East a distance of 115.45 feet to the point of beginning.

1. The present zoning designation for the property is RS (Residential Single). They are requesting a zoning change to RD (Residential Duplex).

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

a. Exit Public Hearing

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

5. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RS (RESIDENTIAL SINGLE) TO RD (RESIDENTIAL DUPLEX).

Motion was made by Alvis-Watts, second by Ragsdale to recommend to Council the rezoning from RS (Residential Single) to RD (Residential Duplex) Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

6. PUBLIC HEARING

a. Enter Public Hearing

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

Rezoning Applicant: Justin James with James Properties requested a zoning change for the property in the City of Pryor, to-wit: A tract of land situated in the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (SW¼NE¼ NW¼) of Section Seventeen (17), Township Twenty-one (21) North, Range Nineteen (19) East of the Indian Base and Meridian in Pryor Creek, Mayes County, State of Oklahoma and more particularly described as follows, to-wit: Beginning at a point on the South Right-of-Way of State Highway No. 20 and the East Line of said SW¼NE¼ NW¼, 50.94 feet South of the Northeast Corner thereof; Thence South 01°37'42" East for a distance of 106.56 feet and along said East Line to a point on the North Line of the HIRZEL ADDITION to the City of

PRYOR CREEK; Thence South 88° 12' 35" West for a distance of 475.39 feet and along said North Line; Thence North 01° 37' 02" West for a distance of 141.03 feet to a point on said South Right-of-Way; Thence North 87° 37' 45" East for a distance of 204.29 feet and along said Right-of-Way; Thence along a curve to the right having a radius of 2242.53 feet and an arc length of 273.61 feet, being subtended by a chord of South 84° 06' 40" East for a distance of 273.45 feet and along said Right-of-Way to the point of beginning.

1. The present zoning designation for the property is RD (Residential Duplex). They are requesting a zoning change to C/AR (Commercial / Automotive Recreation).

Lorabell McCurry spoke on behalf of Dorothy Guyaux. They were concerned that it might be a sales lot or a campground. Steve Powell stated the applicant has not specified that it would be either of those; however, with the zone C/AR, in the future anything allowed in C/AR could be put in that location. The applicant, Justin James, stated that he expects to put in a storage facility on the property.

b. Exit Public Hearing

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

7. DISCUSSION AND POSSIBLE ACTION ON APPLICANT'S REQUEST FOR REZONING FROM RD (RESIDENTIAL DUPLEX) TO C/AR (COMMERCIAL AUTOMOTIVE/RECREATION)

Motion was made by Glancy, second by Mileur to recommend to Council the rezoning from RD (Residential Duplex) to C/AR (Commercial/ Automotive Recreation) Less and Except Tract 2. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

8. ADJOURN.

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