

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, NOVEMBER 30<sup>TH</sup>, 2023 5:30pm**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE BOARD OF ADJUSTMENT MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

**BOARD MEMBERS:** SCOTT CRAFT, STACY BARKER, KENNY LITTLEFIELD, BRIANA BRAKEFIELD, HALEY DARNELL

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

Craft called the meeting to order and declared a quorum. Members present were: Stacy Barker, Kenny Littlefield, Briana Brakefield, Scott Craft and Haley Darnell.

Others present: Mayor Zac Doyle, Building Inspector Kenneth Young, Matthew Duke, Margie Eglain, Rhonda Gabel, Jim Gabel, Tyler Ragsdale, Linda Moore, Rick Swafford, Judy Jase, James Max Ho, Kathy Ho, Georgina Lyman, Ray Sherman, Rebecca Bacon, Joe M. Bacon, Randy Miller, Wayne Jones.

**2. OATH OF OFFICE TO BE ADMINISTERED TO:**

Staff member Sheryl Laue administered the Oaths of Office to:

- a. Stacy Barker, Seat #2, term ending August 31, 2026.
- b. Kenny Littlefield, Seat #4, term ending August 31, 2026.
- c. Haley Darnell, Seat #5, term ending August 31, 2025.

**3. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTING A NEW CHAIRPERSON FOR THE BOARD OF ADJUSTMENT COMMITTEE.**

Motion was made by Scott Craft to recommend himself for Chairperson, second by Brakefield. Voting yes: Barker, Littlefield, Brakefield, Darnell, and Craft.

**4. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 5<sup>TH</sup>, 2023 SPECIAL MEETING.**

No motion was taken due to lack of quorum from the meeting of January 5<sup>th</sup>, 2023 currently seated on the Board.

**5. PUBLIC HEARINGS.**

**a. Enter Public Hearing.**

**APPLICANT: MATTHEW DUKE WITH CHEROKEE NATION IS REQUESTING , ON BEHALF OF MARGIE EGLAIN, A VARIANCE TO REPLACE THE CURRENT HOUSE WITH A NEW MODULAR 15 FT X 56 FT HOUSE. THE CURRENT HOUSE IS 576 SQ FT AND THEY WANT TO REPLACE IT WITH AN 840 SQ FT HOME. THE LOT IS ONLY 25 FT WIDE. THIS MAY QUALITY AS A NON-CONFORMING LOT.**

**LEGAL: THE SOUTH 25 FEET OF THE NORTH 50 FEET OF LOT 4 AND 10' OF ST. IN BLOCK 24 OF ORIGINAL TOWN OF PRYOR CREEK, OKLAHOMA. ALSO KNOW AS 114 N TAYLOR ST.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Barker, Craft, Littlefield, Darnell, Brakefield. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Littlefield to exit Public Hearing. Voting yes: Barker, Craft, Littlefield, Darnell, Brakefield. Voting no: none.

**6. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR MATTHEW DUKE WITH CHEROKEE NATION ON BEHALF OF MARGIE EGLAIN WHO IS REQUESTING A VARIANCE ON THE LOT FOR BUILDING A LARGER HOUSE ON THE 25 FT LOT.**

Motion was made by Littlefield, second by Barker to approve the variances of 4.5' on the side setbacks, reducing the lot size from 6,000 sq ft to 4,000 sq ft (as code requires) and reducing the minimum lot width from 50' to 25' (as code requires). Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**7. PUBLIC HEARINGS.**

**a. Enter Public Hearing.**

**APPLICANT: JIM GABLE IS REQUESTING A VARIANCE TO BUILD AN OPEN CARPORT OUTSIDE OF THE BUILDING LINE ON THE NORTH SIDE OF HIS GARAGE. THIS WILL SET THE CARPORT OUTSIDE ALL SETBACKS ON THE PROPERTY.**

**LEGAL: LOT NUMBERED ONE(1) IN BLOCK NUMBERED ONE (1) OF WOOD HAVEN, A SUBDIVISION IN MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL SURVEY AND PLAT FILED THEREOF. ADDRESS: 1701 WOODHAVEN LANE.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Barker to exit Public Hearing. Voting yes: Craft, Littlefield, Darnell, Brakefield, Barker. Voting no: none.

**8. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR JIM GABEL WHO IS REQUESTING A VARIANCE TO BUILD AN OPEN CARPORT OUTSIDE OF THE BUILDING LINE ON THE NORTH SIDE OF HIS GARAGE WHICH IS OUTSIDE THE SETBACK ON THE PROPERTY.**

Motion was made by Brakefield, second by Barker to deny the variance due to the covenant that the addition has. This was brought up by several residents at the Public Hearing. Voting yes: Littlefield, Darnell, Brakefield, Barker, Craft. Voting no: none.

**9. PUBLIC HEARINGS.**

**a. Enter Public Hearing.**

**APPLICANT: TYLER RAGSDALE IS REQUESTING A VARIANCE ON THE LOT WIDTH FOOTAGE (HE HAS 245.75' AND AG REQUIRED 330'). HE IS ALSO REQUESTING A VARIANCE ON THE MINIMUM LOT AREA (HE HAS 4.97 ACRES AND AG REQUIRES 5 ACRES).**

**LEGAL: A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) OF SECTION NINE (9), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINETEEN (19) EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE SE¼ OF THE SW¼; THENCE NORTH 01°30'40" WEST ALONG THE EAST LINE OF THE SE¼ OF THE SW¼ A DISTANCE OF 881.13 FEET TO A ½ INCH IRON PIN; THENCE SOUTH 88°35'06" WEST A DISTANCE OF 245.75 FEET TO A ½ INCH IRON PIN; THENCE SOUTH 01°31'41" EAST A DISTANCE OF 881.11 FEET TO A MAG NAIL ON THE SOUTH LINE OF THE SE¼ OF THE SW¼; THENCE**

**NORTH 88°35'20" EAST A DISTANCE OF 245.75 FEET TO THE POINT OF BEGINNING.  
ADDRESS: 2309 NE 1<sup>ST</sup>.**

Motion was made by Brakefield, second by Littlefield to enter into Public Hearing. Voting yes: Darnell, Brakefield, Barker, Craft, Littlefield. Voting no: none.

**b. Exit Public Hearing.**

Motion was made by Brakefield, second by Littlefield to exit Public Hearing. Voting yes: Darnell, Brakefield, Barker, Craft, Littlefield. Voting no: none.

**10. DISCUSSION AND POSSIBLE ACTION ON PUBLIC HEARING FOR TYLER RAGSDALE'S TWO VARIANCES TO BUILD HIS HOUSE ON HIS PROPERTY, WHICH NEEDS A FRONTAGE VARIANCE AND A VARIANCE FOR THE 5-ACRE FOOTAGE REQUIREMENT.**

Motion was made by Brakefield, second by Barker to approve the variance of 245.75' of lot width footage and 4.97 acres. Voting yes: Brakefield, Barker, Craft, Littlefield, Darnell. Voting no: none.

**11. ADJOURN.**

Motion was made by Brakefield, second by Littlefield to adjourn. Voting yes: Brakefield, Barker, Craft, Littlefield, Darnell. Voting no: none.