

**MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, FEBRUARY 11, 2021 AT 5:30 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN SPECIAL 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. Danny Ragsdale called the meeting to order and declared a quorum.

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

Others in attendance: Mayor Larry Lees, Terry Aylward, Scott Roberts and Ex-Officio Kenny Young

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 28, 2021 SPECIAL MEETING.

Motion was made by Mileur, second by Barnts to table the January 28, 2021 Special Meeting.

Voting yes: Ragsdale, Mileur, Barnts. Voting no: none.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DISAPPROVE LOT SPLIT FOR APPLICANT SCOTT ROBERTS, LEVEL VI PROPERTIES, LLC. THE LOT SPLIT IS AS SUCH:

TRACT 1 – A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 18 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 E/2 NE/4, THENCE N0°02'55"E FOR A DISTANCE OF 1359.27 FEET ALONG THE EAST LINE THEREOF;
THENCE N89°46'48"W FOR A DISTANCE OF 234.23 FEET TO THE POINT OF BEGINNING;
THENCE S10°23'44"W FOR A DISTANCE OF 494.45 FEET;
THENCE S57°28'55"W FOR A DISTANCE OF 115.58 FEET;
THENCE S53°28'12"W FOR A DISTANCE OF 102.59 FEET;**

**THENCE N80°34'24"W FOR A DISTANCE OF 310.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 69;
THENCE N8°53'06"E FOR A DISTANCE OF 346.79 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5592.58 FEET FOR A DISTANCE OF 221.35 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE S89°46'48"E FOR A DISTANCE OF 482.95 FEET TO THE POINT OF BEGINNING.**

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. CONTAINS 6.2967 ACRES, MORE OR LESS. THIS LEGAL DESCRIPTION WAS DEVELOPED BY G. MICHAEL FINNELL, L.S. #1107, ON 2/4/2021.

FROM

TRACT 2 – A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

**BEGINNING AT THE SOUTHEAST CORNER OF SAID E/2 NE/4;
THENCE N89°49'06"W FOR A DISTANCE OF 973.39 FEET ALONG THE SOUTH LINE OF SAID E/2 NE/4 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 69;
THENCE N8°53'06"E FOR A DISTANCE OF 127.87 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE N41°08'12"E FOR A DISTANCE OF 543.44 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE N81°06'54"W FOR A DISTANCE OF 250.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE N8°53'06"E FOR A DISTANCE OF 226.83 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE S80°34'24"E FOR A DISTANCE OF 310.12 FEET;
THENCE N53°28'12"E FOR A DISTANCE OF 102.59 FEET;
THENCE N57°28'55"E FOR A DISTANCE OF 115.58 FEET;
THENCE N10°23'34"E FOR A DISTANCE OF 494.45 FEET;
THENCE S89°46'48"E FOR A DISTANCE OF 234.23 FEET TO A POINT ON THE EAST LINE OF SAID E/2 NE/4;
THENCE S0°02'55"W FOR A DISTANCE OF 1359.27 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.**

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. CONTAINS 18.5223 ACRES, MORE OR LESS. THIS LEGAL DESCRIPTION WAS DEVELOPED BY G. MICHAEL FINNELL, L.S.#1107, ON 2/4/2021.

Motion was made by Mileur, second by Barnts to waiving the reading of the legal. Voting yes: Ragsdale, Mileur, Barnts. Voting no: none.

Motion was made by Mileur, second by Barnts to approve lot split for applicant Scott Roberts, Level VI Properties, LLC. The applicant explained the need for the lot split. The buyer did not want to purchase the entire property. Voting yes: Ragsdale, Mileur, Barnts. Voting no: none.

4. ADJOURN.

Motion was made by Mileur, second by Barnts to adjourn. Voting yes: Ragsdale, Mileur, Barnts. Voting no: none.

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

**MINUTES
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, MARCH 4, 2021 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.

Members absent: Travis Mileur.

Others in attendance: Mayor Larry Lees, Ex-Officio Kenny Young, William Hoey (Olsson), Kason Schualm (Olsson) and Terry Aylward.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JANUARY 28, 2021 SPECIAL MEETING.

Motion was made by Ragsdale, second by Glancy to approve the January 28th, 2021 Special Meeting. Voting yes: Ragsdale, Glancy, Alvis-Watts. Abstaining, counting as a no vote: Dunham. Voting no: none.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF FEBRUARY 11, 2021 SPECIAL MEETING.

Motion was made by Glancy, second by Ragsdale to table the February 11th, 2021 Special Meeting due to lack of quorum from the meeting. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts. Voting no: none.

4. DISCUSS AND POSSIBLY APPROVE PLAT WAIVER: APPLICANT OLSSON / WILL HOEY, PROPERTY OWNER ROBSON / MILLER. LEGAL: ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 19 EAST, IN MAYES COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE N88°43'38"E ALONG THE NORTH LINE OF SAID SECTION 19, 1278.30 FEET; THENCE S01°30'00"E, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SE 9TH STREET AND THE POINT OF BEGINNING; THENCE N88°43'38"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 16.56 FEET; THENCE S00°59'36"E, 136.94 FEET; THENCE N89°00'08"E, 23.82 FEET; THENCE S00°59'52"E, 62.94 FEET; THENCE S89°00'08"W, 298.39 FEET TO

**THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 69; THENCE N15°16'31"E
ALONG SAID EAST RIGHT-OF-WAY, 207.14 FEET TO THE SOUTH RIGHT-
OF-WAY LINE OF SE 9TH STREET; THENCE N88°43'38"E ALONG SAID
SOUTH RIGHT-OF-WAY, 199.97 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.2 ACRES MORE OR LESS.**

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

Mr. Hoey explained to the Committee the reason the Plat Waiver is needed. The Committee had
a few questions that he answered.

Motion was made by Alvis-Watts, second by Ragsdale to approve plat waiver for applicant
Olsson / Will Hoey, property owner Robson / Miller. Voting yes: Dunham, Ragsdale, Glancy,
Alvis-Watts. Voting no: none.

5. ADJOURN.

Motion was made by Ragsdale, second by Alvis-Watts to adjourn. Voting yes: Dunham,
Ragsdale, Glancy, Alvis-Watts. 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, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577

www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 1/15/21 TAC DATE: _____ HEARING DATE: _____ CASE NUMBER: _____

[] RES [] NON-RES [] MIXED USE [] BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2309 NE 1st TRACT SIZE: _____

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): _____

PRESENT USE: empty lot PRESENT ZONING: ag FLOODPLAIN: [] Y [] N HISTORIC DESIGNATION: [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CAR PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED: [] Y [] N

PROPOSED USE: Boat and RV Storage

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Brue Tibbets</u>	NAME
ADDRESS <u>8755 NE 400</u>	ADDRESS <u>Same</u>
CITY, ST, ZIP <u>Strang OK 74367</u>	CITY, ST, ZIP
DAYTIME PHONE <u>918-373-5229</u>	DAYTIME PHONE
EMAIL <u>brue.tibbets99@gmail.com</u>	EMAIL
FAX	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Brue Tibbets</u> <u>1/15/21</u>	

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

APPLICATION FEES

BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ <u>10.00</u>
NEWSPAPER PUBLICATION	\$		<u>135.00</u>
SIGNS	\$18.50		<u>18.50</u>
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING**			<u>300.00</u>
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			<u>- 0 -</u>
300' PROPERTY OWNERS MAILING & POSTAGE <u>2.01</u> \$2.00 x <u>= 6</u>	\$		<u>12.06</u>
1320' PROPERTY OWNERS MAILING & POSTAGE <u>2.01</u> \$2.00 x	\$		
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>475.56</u>

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

PAID

DISPOSITION

COMMISSION ACTION	DATE/VOTE	
COUNCIL ACTION	DATE/VOTE	
ORDINANCE NO.	DATE	
PLAT NAME		PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N

Bru T. Skelt
Applicant's Signature

1-14-21
Date

If your application is approved, you may need additional permits. Contact the City of Pryor Creek Community Development Department at 918-825-1679.

City of Pryor Creek
Community Development Department
12 North Rowe Street, 2nd Floor
Pryor, Oklahoma 74361
(918) 825-1679

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 11th day of March 2021, 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 AG (Agriculture) to CAR (Commercial Automotive Recreation) for the property as described below.

LEGAL DESCRIPTION

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.



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



March 8, 2021

Pryor Board of Planning and Zoning
12 N. Rowe, Suite B
Pryor, OK 74361

RE: Staff Report – Rezoning Application for Bruce Tibbets
Property SE/4, SW/4 Section 9, T21N, R19E, Pryor, Mayes County, OK.

Dear Board Members:

The subject property has a current zoning of AG (Agriculture). The property applicant is requesting re-zoning to C A/R (Commercial Automotive/Retail).

C A/R zoning is used in Pryor as the general designation for retail commercial properties along major highway properties from N-S on Hwy 69 and E-W for Hwy 20 and along NE 1st Street extended east (Old Highway 20). The C A/R designation has extended east along NE 1st St. to properties fronting onto NE 1st St. on the south side of the street. The subject property also fronts onto NE 1st St. in the immediate area as other same zoned tracts and being the first property so requesting such designation on the north side of NE 1st St. of C A/R zoning.

Property on either side of this tract of land continues to be zoned AG. AG zoning is basically a “holding” zoning until development in the area occurs and thus allows orderly progression of more restrictive zoning as land area moves outward from the City corps areas.

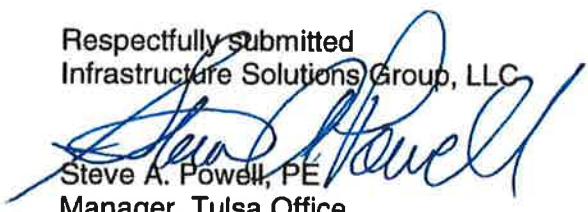
The re-zoning this property will provide the continuation and extension of commercial General and specifically C A/R zoning to this identified commercial corridor.

It is under these guidelines we have recommended this project request move forward to this Board for action.

RECOMMENDATION

As technical staff to the Planning and Zoning Board, we recommend a finding of no objection to the granting of the re-zoning of this property from AG to C A/R zoning.

Respectfully submitted
Infrastructure Solutions Group, LLC


Steve A. Powell, PE
Manager, Tulsa Office