

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
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, MARCH 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: Mike Dunham, Danny Ragsdale, Shryle Glancy, Gina Alvis-Watts and Travis Mileur. Members absent: none.

Others in attendance: Terry Aylward, Brue Tibbets and Ex-Officio Kenny Young

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

Motion was made by Ragsdale, second by Glancy to table minutes of February 11th, 2021 Special Meeting. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MARCH 4TH, 2021 REGULAR MEETING.

Motion was made by Ragsdale, second by Alvis-Watts to approve minutes of March 4th, 2021 Regular Meeting. Voting yes: Dunham, Ragsdale, Glancy and Alvis-Watts. Abstaining, counting as a no vote: Mileur. Voting no: none.

4. PUBLIC HEARING

a. Enter public hearing

Rezoning applicant: Brue Tibbets has requested a zoning change for the property in the City of Pryor, to-wit: 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 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.

The present zoning designation for the property is AG (Agriculture). He is requesting a zoning change to CAR (Commercial Automotive General). Motion was made by Glancy, second by Mileur to enter into Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

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

No citizens appeared to oppose the request. Mr. Tibbets explained his plan for the property.

b. Exit Public Hearing

Motion was made by Glancy, second by Mileur to exit 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 AG (AGRICULTURE) TO CAR (COMMERCIAL AUTOMOTIVE GENERAL)

Motion was made by Ragsdale, second by Glancy to approve the applicant's request for Rezoning from AG (Agriculture) to CAR (Commercial Automotive General) Scrivener's error, should read as CAR (Commercial Automotive Recreation). Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

6. ADJOURN.

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

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, AUGUST 26TH, 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. Gina Alvis-Watts called the meeting to order and declared a quorum. Members present were: Shryle Glancy, Gina Alvis-Watts and Travis Mileur. Members absent: Danny Ragsdale, Mike Dunham.

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

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

Motion was made by Glancy, second by Mileur to table minutes of February 11th, 2021 Special Meeting. Voting yes: Glancy, Alvis-Watts and Mileur. Voting no: none.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MARCH 11TH, 2021 REGULAR MEETING.

Motion was made by Glancy, second by Mileur to table minutes of March 11th, 2021 Regular Meeting. Voting yes: Glancy, Alvis-Watts and Mileur. Voting no: none.

4. PUBLIC HEARING

a. Enter public hearing

Lot Split Applicant: Scott Roberts with Level VI Properties, LLC: A tract of land situated in the West Half of the West Half of the Southeast Quarter of the Northeast Quarter (W/2 W/2 SE/4 NE/4) and the East Half of the Southwest Quarter of the Northeast Quarter (E/2 SW/4 NE/4) of Section 36, 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 Northeast Corner of said W/2 W/2 SE/4 NE/4, THENCE S1°33'56"E for a distance of 298.09 feet along the East Line thereof to the POINT OF BEGINNING; THENCE S1°33'56"E for a distance of 195.03 feet along said East Line; THENCE S88°29'53"W for a distance of 558.26 feet; THENCE N84°10'39"W for a distance of 145.00 feet to a point on the Easterly Right-of-Way Line of Highway No. 69; THENCE N7°19'49"E for a distance of 58.02 feet along said Easterly Right-of-Way Line; THENCE S82°40'11"E for a

distance of 20.00 feet along said Easterly Right-of-Way Line; THENCE N7°19'49"E for a distance of 123.75 feet along said Easterly Right-of-Way Line; THENCE N88°29'53"E for a distance of 654.19 feet to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Contains 3.0006 acres, more or less.

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

Mike Dunham arrived at 5:40pm.

No citizens appeared to oppose the request. Mr. Roberts explained his plan for the property. Steve Powell gave his recommendation as acting city official.

b. Exit Public Hearing

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

- 5. DISCUSS AND POSSIBLY APPROVE LOT SPLIT: APPLICANT: SCOTT ROBERTS WITH LEVEL VI PROPERTIES, LLC: A tract of land situated in the West Half of the West Half of the Southeast Quarter of the Northeast Quarter (W/2 W/2 SE/4 NE/4) and the East Half of the Southwest Quarter of the Northeast Quarter (E/2 SW/4 NE/4) of Section 36, 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 Northeast Corner of said W/2 W/2 SE/4 NE/4, THENCE S1°33'56"E for a distance of 298.09 feet along the East Line thereof to the POINT OF BEGINNING; THENCE S1°33'56"E for a distance of 195.03 feet along said East Line; THENCE S88°29'53"W for a distance of 558.26 feet; THENCE N84°10'39"W for a distance of 145.00 feet to a point on the Easterly Right-of-Way Line of Highway No. 69; THENCE N7°19'49"E for a distance of 58.02 feet along said Easterly Right-of-Way Line; THENCE S82°40'11"E for a distance of 20.00 feet along said Easterly Right-of-Way Line; THENCE N7°19'49"E for a distance of 123.75 feet along said Easterly Right-of-Way Line; THENCE N88°29'53"E for a distance of 654.19 feet to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Contains 3.0006 acres, more or less.

Motion was made by Glancy, second by Mileur to approve the applicant's request for a lot split.
Voting yes: Dunham, Glancy, Alvis-Watts and Mileur. Voting no: none.

6. ADJOURN.

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

CITY OF PRYOR CREEK, OKLAHOMA
PLANNING AND ZONING COMMISSION
SCHEDULE OF REGULAR MEETINGS FOR
2022

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PRYOR CREEK *PLANNING AND ZONING COMMISSION* WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE FIRST THURSDAY OF EACH MONTH. MEETINGS WILL BE HELD IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND AND PARTICIPATE SHOULD CALL 825-0888 AT LEAST 24 HOURS PRIOR TO THE MEETING.

MEETINGS WILL BE HELD AT 5:30 P.M. ON:

January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022

July 7, 2022
August 4, 2022
September 1, 2022
October 6, 2022
November 3, 2022
December 8, 2022

FILED AND POSTED ON THE BULLETIN BOARD ON THE FIRST FLOOR LOBBY AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA THIS ___ DAY OF DECEMBER 2021.

Eva Smith, City Clerk