

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, APRIL 07<sup>TH</sup>, 2022 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 5:35 p.m. Danny Ragsdale called the meeting to order and declared a quorum. Members present were: Mike Dunham, Danny Ragsdale, Shryle Glancy and Travis Mileur. Members absent: Gina Alvis-Watts.

Others in attendance: Mayor Larry Lees, Steve Powell, Candi Hills, Josh Nix, Katie Purdy and Kimberly Guthrie of Gose and Associates, Rocky Scalf, Mel Jennings, Caleb and Kayla Hill, Lynda Wood, Johnny Morgan and Ex-Officio Kenny Young.

**2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF MARCH 10<sup>TH</sup>, 2021 SPECIAL MEETING.**

Motion was made by Ragsdale, second by Glancy to approve minutes of March 10<sup>th</sup>, 2022 Special Meeting. Voting yes: Dunham, Ragsdale, Glancy and Mileur. Voting no: none.

**3. PUBLIC HEARING**

**a. Enter Public Hearing**

**Pryor Creek Investments, LLC (PCI) has submitted a preliminary plat for property in the City Limits of Pryor Creek OK. (Legals attached).**

Motion was made by Glancy, second by Ragsdale to enter into Public Hearing. Voting yes: Dunham, Ragsdale, Glancy and Mileur. Voting no: none.

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

No citizens opposed the request. Ms. Purdy spoke on behalf of the landowner and explained the property zoning, lot and house size, roads and detention. Mr. Powell addressed issues they will still need to complete and the process for the final plat.

**b. Exit Public Hearing**

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

**4. DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE PRELIMINARY PLAT AS LISTED IN THE LEGALS ATTACHED FOR THE APPLICANT: PRYOR CREEK INVESTMENTS, LLC (PCI).**

Motion was made by Glancy, second by Mileur to accept the preliminary plat as listed in the legals attached for the applicant: Pryor Creek Investments, LLC (PCI). Voting yes: Dunham, Ragsdale, Glancy and Mileur, Voting no: none.

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

**5. UNFORESEEABLE BUSINESS.**

There was no unforeseeable business.

**6. ADJOURN.**

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

# CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[X] ZONING [X] FINAL PLAT [X] LOT SPLIT TYPE 2 [X] MODIFICATIONS [X] 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: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ TAC DATE: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_ CASE NUMBER \_\_\_\_\_

RES [ ] NON-RES [ ] MIXED USE [ ] BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2,250 FT East of Gaither Rd and Old Airport Rd Intersection TRACT SIZE: 31.98 AC

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

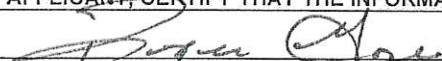
PRESENT USE: undeveloped PRESENT ZONING: \_\_\_\_\_ FLOODPLAIN:  Y  N HISTORIC DESIGNATION:  Y  N

## INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-50 PUD DESIGNATION INCLUDED:  Y  N PUD PROPOSAL ATTACHED:  Y  N

PROPOSED USE: 120 lot single-family residential subdivision

NATURE OF PUD AMENDMENT: n/a

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Pryor Creek Investments, LLC (PCI)	NAME Pryor Creek Investments, LLC (PCI)
ADDRESS 3910 West 6th Avenue, Unit 342	ADDRESS 113 E 8th Ave
CITY, ST, ZIP Stillwater, OK 74074	CITY, ST, ZIP Stillwater, OK 7404
DAYTIME PHONE 580.231.1904	DAYTIME PHONE 405.743.4907
EMAIL candy33jln@yahoo.com	EMAIL roger@gose-associates.com
FAX n/a	FAX n/a
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:  7.29.2022	

DOES OWNER CONSENT TO THIS APPLICATION  Y  N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? property owner

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ 10.00
NEWSPAPER PUBLICATION	\$		
SIGNS	\$18.50		18.50
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APLLICATIONS EXCEPT RG ZONING**			
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			
300' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x =	\$	
1320' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x =	\$	
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ 28.50

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 The Meadows at Stonegate, Phase 2	PLAT WAIVER [ ] Y [ ] N

*Roger Moore, member*  
Applicant's Signature

*7.29.2022*  
Date

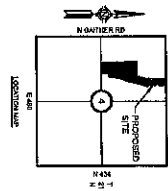
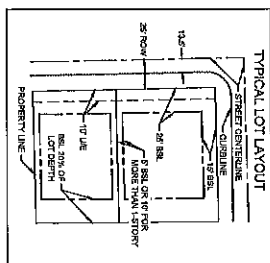
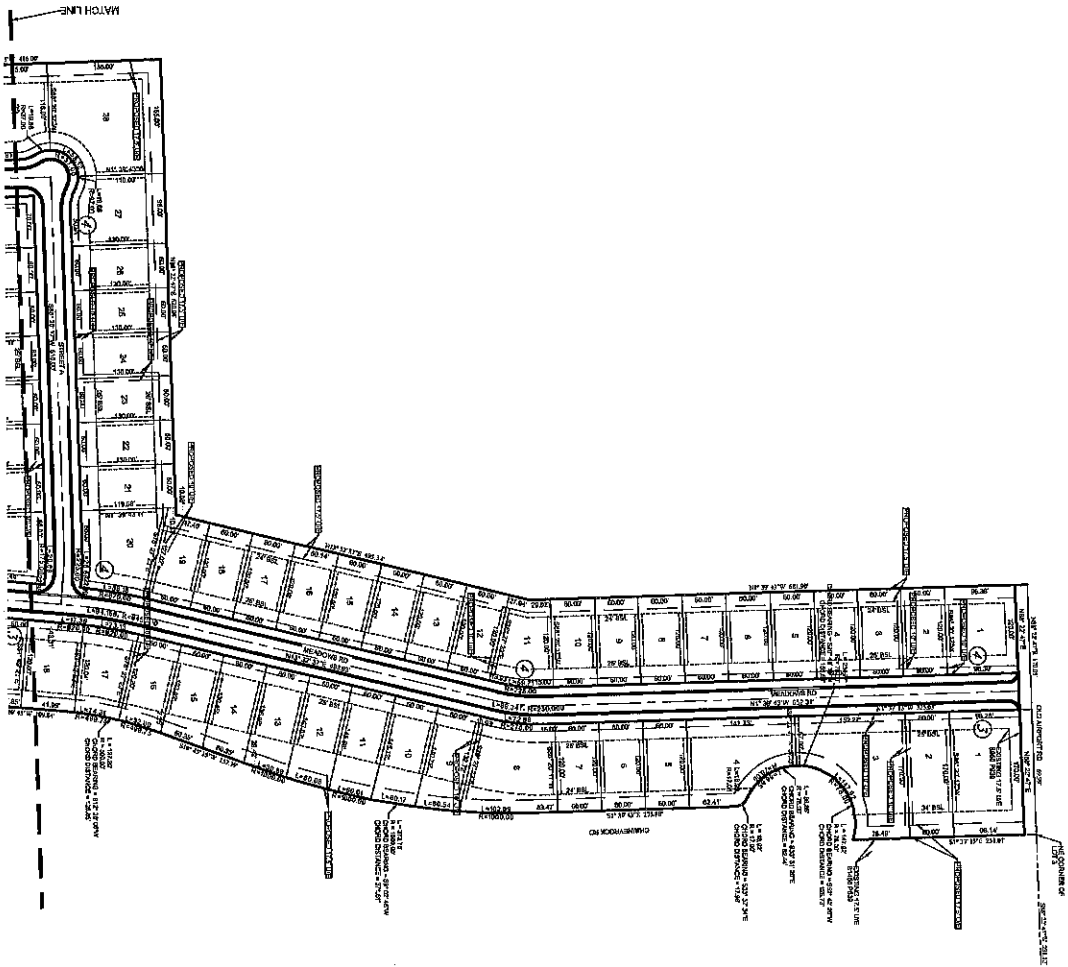
If your application is approved, you may need additional permits. Contact the City of Pryor Creek Community Development Department at 918-825-1679.

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



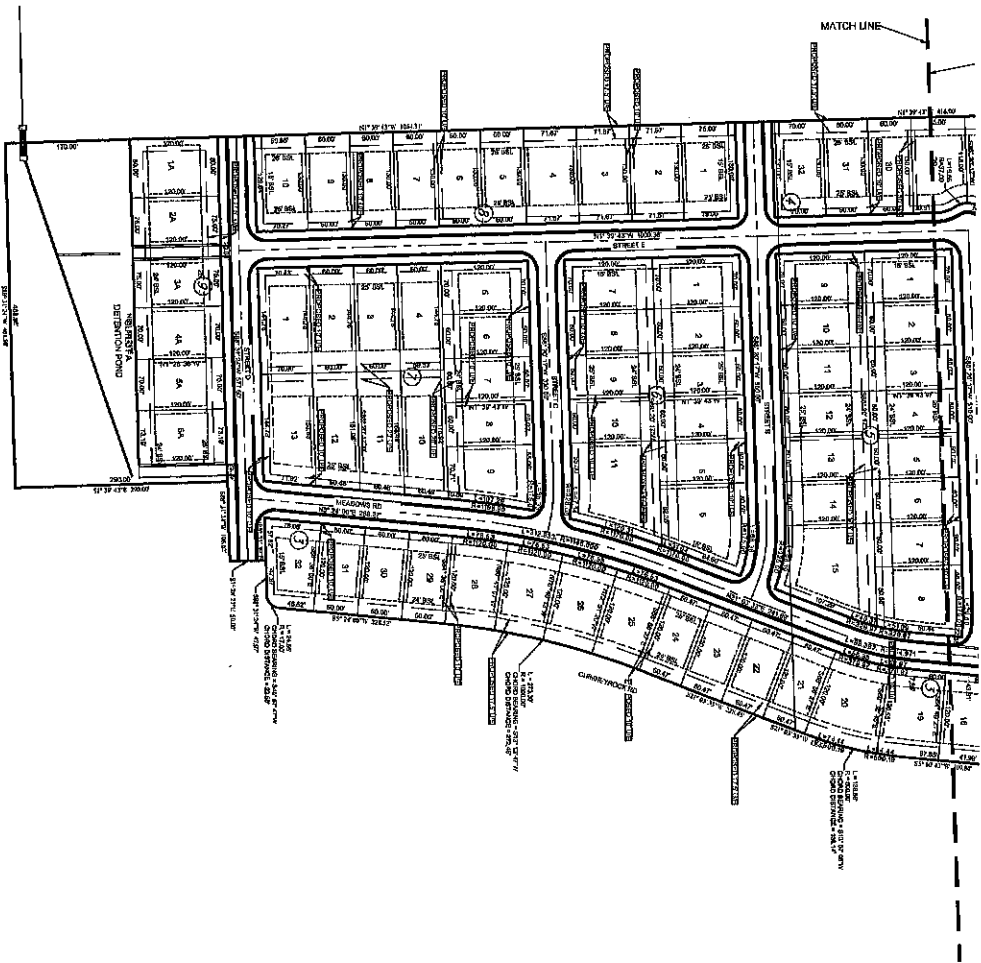



**FINAL PLAT**  
**THE MEADOWS AT STONEGATE PHASE 2**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 4  
 TOWNSHIP 21 NORTH, RANGE 19 EAST, INDIAN TERRACE AND MERIDIAN  
 WATERS COUNTY, OKLAHOMA




- Scale: 1" = 100'
- 0 50 100 200
- ABBREVIATIONS**
- ROAD CENTER LINE
  - EASEMENT
  - UTILITY EASEMENT
  - 10' WIDE EASEMENT
  - 20' WIDE EASEMENT
  - 30' WIDE EASEMENT
  - 40' WIDE EASEMENT
  - 50' WIDE EASEMENT
  - 60' WIDE EASEMENT
  - 70' WIDE EASEMENT
  - 80' WIDE EASEMENT
  - 90' WIDE EASEMENT
  - 100' WIDE EASEMENT
  - 120' WIDE EASEMENT
  - 150' WIDE EASEMENT
  - 200' WIDE EASEMENT
  - 300' WIDE EASEMENT
  - 400' WIDE EASEMENT
  - 500' WIDE EASEMENT
  - 600' WIDE EASEMENT
  - 700' WIDE EASEMENT
  - 800' WIDE EASEMENT
  - 900' WIDE EASEMENT
  - 1000' WIDE EASEMENT

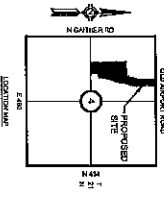
**FINAL PLAT**  
**THE MEADOWS AT STONEGATE PHASE 2**  
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 TOWNSHIP 21 NORTH, RANGE 19 EAST, INDIAN BASE AND MERIDIAN  
 MAYES COUNTY, OKLAHOMA



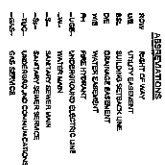


Scale: 1"=100'





NE 24th Ave  
STONEGATE  
PHASE 2 SITE  
NE 11th Ave  
N 48th St  
N 49th St  
N 50th St



**ABBREVIATIONS**

- (S)--- SLOPE
- (D)--- DRIVEWAY
- (E)--- ELECTRICAL
- (G)--- GAS
- (H)--- HYDRANT
- (I)--- IRRIGATION
- (M)--- MANSUET
- (P)--- PAVEMENT
- (R)--- REFRIGERATION
- (S)--- SANITARY SEWER
- (T)--- TELEPHONE
- (W)--- WATER
- (C)--- CURB
- (L)--- LANDSCAPE
- (D)--- DRIVE
- (P)--- PARKING
- (S)--- SIGN
- (L)--- LIGHT
- (B)--- BENCH
- (F)--- FENCE
- (W)--- WALL
- (C)--- CURB
- (D)--- DRIVE
- (P)--- PARKING
- (S)--- SIGN
- (L)--- LIGHT
- (B)--- BENCH
- (F)--- FENCE
- (W)--- WALL



LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT NUMBERED 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S88°22'47"W FOR A DISTANCE OF 401.11 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING;

THENCE S1°37'13"E FOR A DISTANCE OF 325.03 FEET;

THENCE N88°22'47"E FOR A DISTANCE OF 67.23 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET FOR A DISTANCE OF 86.86 FEET, BEING SUBTENDED BY A CHORD OF S33°31'20"E FOR A DISTANCE OF 82.44 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET FOR A DISTANCE OF 18.92 FEET, BEING SUBTENDED BY A CHORD OF S33°32'34"E FOR A DISTANCE OF 17.96 FEET;

THENCE S1°39'43"E FOR A DISTANCE OF 275.88 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET FOR A DISTANCE OF 373.78 FEET, BEING SUBTENDED BY A CHORD OF S9°02'46"W FOR A DISTANCE OF 371.61 FEET;

THENCE S19°45'15"W FOR A DISTANCE OF 157.39 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET FOR A DISTANCE OF 127.20 FEET, BEING SUBTENDED BY A CHORD OF S12°28'06"W FOR A DISTANCE OF 126.85 FEET;

THENCE S5°10'43"W FOR A DISTANCE OF 109.84 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET FOR A DISTANCE OF 138.58 FEET, BEING SUBTENDED BY A CHORD OF S13°07'06"W FOR A DISTANCE OF 138.14 FEET;

THENCE S21°03'33"W FOR A DISTANCE OF 13.44 FEET;

THENCE S88°22'47"W FOR A DISTANCE OF 829.00 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 NW/4;

THENCE N1°39'43"W FOR A DISTANCE OF 416.00 FEET ALONG THE WEST LINE OF SAID SE/4 NW/4 AND LOT 3;

THENCE N88°22'47"E FOR A DISTANCE OF 620.08 FEET;

THENCE N13°32'37"E FOR A DISTANCE OF 495.34 FEET;

THENCE N1°39'43"W FOR A DISTANCE OF 681.90 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;

THENCE N88°22'47"E FOR A DISTANCE OF 170.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.



TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.  
CONTAINS 15.4401 ACRES, MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4;  
THENCE N1°39'43"W FOR A DISTANCE OF 1054.31 FEET ALONG THE WEST LINE THEREOF;  
THENCE N88°22'47"E FOR A DISTANCE OF 829.00 FEET;  
THENCE S21°03'33"W FOR A DISTANCE OF 228.45 FEET;  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET FOR A DISTANCE OF 273.20 FEET, BEING SUBTENDED BY A CHORD OF S13°13'47"W FOR A DISTANCE OF 272.45 FEET;  
THENCE S5°24'00"W FOR A DISTANCE OF 228.52 FEET;  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET FOR A DISTANCE OF 24.66 FEET, BEING SUBTENDED BY A CHORD OF S46°57'47"W FOR A DISTANCE OF 22.56 FEET;  
THENCE S88°31'24"W FOR A DISTANCE OF 47.97 FEET;  
THENCE S1°28'36"E FOR A DISTANCE OF 50.00 FEET;  
THENCE S88°31'24"W FOR A DISTANCE OF 108.62 FEET;  
THENCE S1°39'43"W FOR A DISTANCE OF 290.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4 NW/4;  
THENCE S88°31'24"W FOR A DISTANCE OF 468.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.  
CONTAINS 15.4381 ACRES, MORE OR LESS.

TRACT 3

A TRACT OF LAND SITUATED IN GOVERNMENT LOT NUMBERED 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S88°22'47"W FOR A DISTANCE OF 95.03 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING;  
THENCE CONTINUING S88°22'47"W FOR A DISTANCE OF 170.00 FEET;

THENCE S1°37'13"E FOR A DISTANCE OF 325.03 FEET;

THENCE N88°22'47"E FOR A DISTANCE OF 67.23 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET FOR A DISTANCE OF 147.92 FEET, BEING SUBTENDED BY A CHORD OF S52°42'20"W FOR A DISTANCE OF 126.73 FEET;

THENCE N1°37'13"W FOR A DISTANCE OF 234.63 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CONTAINS 1.1157 ACRES, MORE OR LESS.