

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
CITY OF PRYOR CREEK, OKLAHOMA  
THURSDAY, NOVEMBER 4<sup>TH</sup>, 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.

Other members present were: Danny Ragsdale, Shryle Glancy and Joe Barnts. Members absent: Gina Alvis Watts and Travis Mileur.

Others in attendance: Mayor Larry Lees, Becky Orange, Rick Ogg and Ex-Officio Kenny Young

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

**a. Mike Dunham, Seat #1, term ending September 30, 2024.**

Mayor Lees administered the Oath of Office to Mike Dunham, Seat #1, term ending September 30, 2024.

**3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 7, 2021, REGULAR MEETING.**

Motion was made by Glancy, second by Barnts to approve the minutes of October 7, 2021, Regular Meeting. Voting yes: Ragsdale, Glancy, Barnts. Abstaining, counting as a no vote: Dunham. Voting no: none.

**4. DISCUSS AND POSSIBLY APPROVE LOT SPLIT FOR: BUTLER HOMES LOT NUMBERED TWO (2) IN BLOCK NUMBERED FIFTY-SEVEN (57) IN THE ORIGINAL TOWN OF PRYOR CREEK, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND PLAT THEREOF. (201 S EDITH).**

Motion was made by Glancy, second by Barnts to approve the lot split for Butler Homes Lot Numbered Two (2) in Block Numbered Fifty-Seven (57) in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof. (201 S Edith). Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

**5. UNFORESEEABLE BUSINESS.**

There was no unforeseeable business.

**6. ADJOURN.**

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

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

# 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: SPL DATE FILED: 1-18-2012 TAC DATE: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_ CASE NUMBER \_\_\_\_\_

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

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 106 N Rowe TRACT SIZE: 1

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): Sub: Pryor Original Block 11, Lot 12

PRESENT USE: Res PRESENT ZONING: Res (RM) FLOODPLAIN: [ ] Y [ ] N HISTORIC DESIGNATION: [ ] Y [ ] N

## INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: ~~RM~~ CG PUD DESIGNATION INCLUDED: [ ] Y [ ] N PUD PROPOSAL ATTACHED: [ ] Y [ ] N

PROPOSED USE: Office (Law)

NATURE OF PUD AMENDMENT: Office Use

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Chase McBride</u>	NAME <u>Same + Larrenore</u>
ADDRESS <u>18665 E Persimmon Ln</u>	ADDRESS _____
CITY, ST, ZIP <u>Owasso OK 74055</u>	CITY, ST, ZIP _____
DAYTIME PHONE <u>918-373-2979</u>	DAYTIME PHONE _____
EMAIL <u>CMcBride.law@gmail.com</u>	EMAIL _____
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature]

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ <u>10.00</u>
NEWSPAPER PUBLICATION	\$		<u>127.50</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>325.00</u>
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			<u>        </u>
300' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x = <u>28</u>	\$	<u>61.04</u>
1320' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x =	\$	<u>        </u>
		NOTICE SUBTOTAL	\$
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>542.04</u>

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

**PAID**

*Emailed to [unclear] 1/19/2012*



# NOTICE OF PUBLIC HEARING

## BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 10<sup>th</sup> day of March, 2022, at 5:00 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2<sup>nd</sup> floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the rezoning of the following described property from RM (Residential Multi-Family) to CG (Commercial General)

### LEGAL DESCRIPTION

Lot Numbered Twelve (12) and the Northerly Ten (10) feet of Lot Numbered Thirteen (13) in Block Numbered Eleven (11) to the Incorporated Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official recorded Survey and Plat filed thereof. (106 N Rowe)



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the Community Development Dept. at 918-825-1679.

# CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[ ] ZONING [ ] ~~PRELIMINARY~~ PLAT [ ] LOT SPLIT TYPE 2 [ ] MODIFICATIONS [ ] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorok.org

## APPLICATION INFORMATION

RECEIVED BY: 2/8/2022 DATE FILED: \_\_\_\_\_ HEARING DATE: \_\_\_\_\_ CASE NUMBER \_\_\_\_\_  
 [ ] RESIDENTIAL [ ] NON-RESIDENTIAL [ ] MIXED USE BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_  
 NEIGHBORHOOD ASSOCIATIONS: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 105 feet northeast of Elliott and 5th intersection  
 LEGAL DESCRIPTION: See attached

PRESENT USE \_\_\_\_\_ PRESENT ZONING RS50 FLOOD PLAIN [ ] Y [X] N HISTORIC DESIGNATION [ ] Y [X] N

## INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: n/a PUD DESIGNATION INCLUDED: [ ] Y [ ] N PUD PROPOSAL ATTACHED [ ] Y [ ] N  
 PROPOSED USE: Single family residential 50 foot lots

NATURE OF PUD AMENDMENT: \_\_\_\_\_

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Dani Fields</u>	NAME <u>TLD Homes Inc.</u>
ADDRESS <u>123 N MLK Jr Blvd</u>	ADDRESS <u>P.O. Box 813</u>
CITY, ST, ZIP <u>Tulsa, OK 74103</u>	CITY, ST, ZIP <u>Claremore, OK 74018</u>
DAYTIME PHONE <u>918-584-5858</u>	DAYTIME PHONE _____
EMAIL <u>dani.fields@wallace.design</u>	EMAIL _____
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.  
 SIGNATURE & DATE: Dani Fields  2/8/2022

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

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10<sup>00</sup></u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION	\$		
SIGN POSTING	\$18.50		
Review letter fee from City Reviewer for P & Z Meeting	<del>\$125.00</del> <u>\$85<sup>00</sup></u>		\$
300' PROPERTY OWNERS LIST			
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.01 x =	\$	
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>95<sup>00</sup></u>

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

**PAID**



Legal Description

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 NW/4 SW/4 NW/4) AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4), MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST QUARTER OF SAID SW/4 SW/4 NW/4; THENCE N87°59'53"E ALONG THE NORTHERLY BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 658.77 FEET TO A POINT ALONG THE THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4; THENCE S01°36'32"E ALONG THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 829.34 FEET; THENCE S88°01'45"W, A DISTANCE OF 499.27 FEET; THENCE N02°38'24"W A DISTANCE OF 5.00 FEET; THENCE S88°01'47"W, A DISTANCE OF 159.40 FEET; THENCE S01°36'34"W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 824.02 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN.









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March 10, 2022

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

RE: Staff Report –Roosevelt Crossing Final Plat

Dear Board Members:

As staff for the Pryor P&Z board, we have reviewed and recommend approval of the final plat for the above-named addition. The proposed plat is in compliance with current city zoning guidelines. We provide the following comment to be addressed prior to the further processing of this plat.

1. The Plat has been reviewed by our staff to include all necessary certifications and approval of regulatory agencies.
2. All utility work shall be completed within the PMUB requirements. The Developer has submitted detailed plans for water, sewer, streets, and drainage including grading and erosion control which have been reviewed and approved by staff

**RECOMMENDATION”**

As technical staff to the Planning and Zoning Board, we recommend approval of the Roosevelt Crossing Final Plat and allow this to progress to the City Council for action and signature.

Respectfully submitted  
Infrastructure Solutions Group, LLC

Steve A. Powell, PE  
Manager, Tulsa Office