

MINUTES
BOARD OF ADJUSTMENT
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, SEPTEMBER 26, 2019

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: GERALD CLACK, TREY LARREMORE, TIM LAWSON, MIKE CONSIDINE, ANDY ROGERS

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

- a. Chairman Gerald Clack called the meeting to order at 5:45 p.m. and declared a quorum. Members present were Tim Lawson, Mike Considine and Andy Rogers. Trey Larremore entered at 5:50pm. Others Present: Dave Pilmaier, Marvin Boy and Angela Boy and Kenny Young.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES.

a. FEBRUARY 7, 2018 SPECIAL MEETING

Motion was made by Rogers, second by Considine to approve minutes of February 7, 2018 Special Meeting. Chairman Clack told the Board that since the Board was made of different members the minutes could still be approved and note the difference. Voting yes: Clack, Lawson, Considine, Rogers, Larremore. Voting no: none.

3. PUBLIC HEARINGS.

- a. Chairman Clack opened the Public Hearing.

Applicant: Pryor Ministry Center – Beginning at the Southwest Corner of Lot Four (4) in Block Sixty (60) in the LANDRUM ADDITION to the Incorporated Town of Pryor Creek; Thence Northeasterly along the West Boundary of said Lot 4 a distance of 100 Feet; Thence Southeasterly, parallel to the South Boundary of said Lot 4, to the East Boundary thereof, Thence Southwesterly along the East Boundary thereof a distance of 100 Feet to the Southeast Corner of said Lot 4; Thence Northwesterly along the Southerly Boundary to the point of beginning, AND the Easterly Ten (10) feet of Vacated Taylor Street lying adjacent to the above described lands. To Be Considered: A variance of the setback of the zoning for a walk-in refrigerator/freezer on the North side of the building extending to within approximately 2” of the North property line.

David Pilmaier explained the need for the walk-in refrigerator/freezer stating that growth has caused them to need more refrigerator/freezer space. He was asked if it could be put anywhere else. Mr. Harold Ewing, the director of the Ministry Center, told Mr. Pilmaier that he had looked at several options, but this location was the best choice and followed the USDA guidelines.

Motion was made by Rogers, second by Considine to grant variance of set back requirements for purpose of installing a refrigeration unit on North side of existing building. Voting yes: Clack, Lawson, Considine, Rogers, Larremore. Voting no: none.

4. ADJOURN

Motion was made by Lawson, second by Rogers to adjourn. Voting yes: Clack, Lawson, Considine, Rogers, Larremore. Voting no: none.

CITY OF PRYOR CREEK BOARD OF ADJUSTMENT

VARIANCE [] SPECIAL EXCEPTION

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

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: slr DATE FILED: 11/19 HEARING DATE: 11/19 CASE NUMBER: _____
 RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER: _____
 NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1420 Lakewood Dr Pryor
 LEGAL DESCRIPTION: (email to: moored@pryorok.org) _____

PRESENT USE: Residential PRESENT ZONING: RS COMPREHENSIVE PLAN DESIGNATION: _____
 SURROUNDING ZONING: RS FLOODPLAIN DESIGNATION: A AE X

INFORMATION ABOUT YOUR REQUEST

A SITE PLAN IS REQUIRED TO ILLUSTRATE YOUR REQUEST.

ACTION(S) REQUESTED: I am asking for 5 feet to bring my building line from 25 feet to 20 feet like my neighbor to the south.

VARIANCE SECTIONS: Front 25 foot setback SPECIAL EXCEPTION SECTIONS: _____

LIST THE SPECIFIC SECTIONS OF THE ZONING CODE THAT APPLY TO EACH ACTION YOU'RE REQUESTING.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME	NAME <u>Rob Raymond</u>
ADDRESS	ADDRESS <u>1412 S. Oklahoma St</u>
CITY, ST, ZIP	CITY, ST, ZIP <u>Pryor OK 74361</u>
DAYTIME PHONE	DAYTIME PHONE <u>918-857-8866</u>
EMAIL	EMAIL <u>the_refuge08@hotmail.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> <u>11-18-19</u>	

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

APPLICATION FEES			
BASE REQUEST	\$		<u>420.00</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ <u>-0-</u>
NEWSPAPER PUBLICATION	\$		<u>90.00</u>
SIGN POSTING	\$	\$	<u>-0-</u>
300' PROPERTY OWNERS LIST	\$	\$ <u>300</u>	FILING FEE \$ <u>300.00</u>
1320' PROPERTY OWNERS LIST	\$	\$	<u>-0-</u>
300' PROPERTY OWNERS MAILING & POSTAGE	<u>29 x 2.05</u> \$5.54 x =	\$ <u>59.45</u>	<u>59.45</u>
1320' PROPERTY OWNERS MAILING & POSTAGE	\$5.54 x =	\$	<u>-0-</u>
[] APPLICANT PROVIDED MAIL LIST	RECEIPT NUMBER	TOTAL AMOUNT DUE	\$ <u>469.45</u>

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

DISPOSITION

BOARD ACTION: 1.50 cost & mailing

FINAL DATE: _____ VOTE: _____ PLAT INVOKED [] Y [] N PLAT NAME: _____ WAIVER [] Y [] N

1.55 postage

Documentary Stamps: \$52.50

File No.: 19-04-054-Main

**JOINT TENANCY
WARRANTY DEED**

That **Westwood Properties LLC, an Oklahoma Limited Liability Company, (the "Grantor")**, in consideration of the sum of TEN & NO/100 Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell and convey unto **Robert Raymond and Carrie Raymond, husband and wife**, as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, (the "Grantees"), the following described real property and premises situate in **Mayes County, Oklahoma**, to wit:

Lot Numbered Eleven (11) of LAKEWOOD IV ADDITION to the City of PRYOR CREEK, Mayes County, State of Oklahoma, according to the official Survey and Plat filed thereof.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto Grantee, and to the heirs, successors and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 24 day of **May, 2019**.

Westwood Properties LLC, an Oklahoma Limited Liability Company


By **James W. Weaver, Managing Member**

ACKNOWLEDGMENT - OKLAHOMA FORM

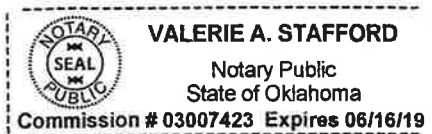
STATE OF OKLAHOMA }
 }ss.
COUNTY OF MAYES }

This instrument was acknowledged before me on this 24 day of **May, 2019**, by **James W. Weaver**, as **Managing Member of Westwood Properties LLC, an Oklahoma Limited Liability Company**.


Valerie A. Stafford, Notary Public

My Commission Expires: **June 16, 2019**

Commission No.: **03007423**



WoodBridge Homes

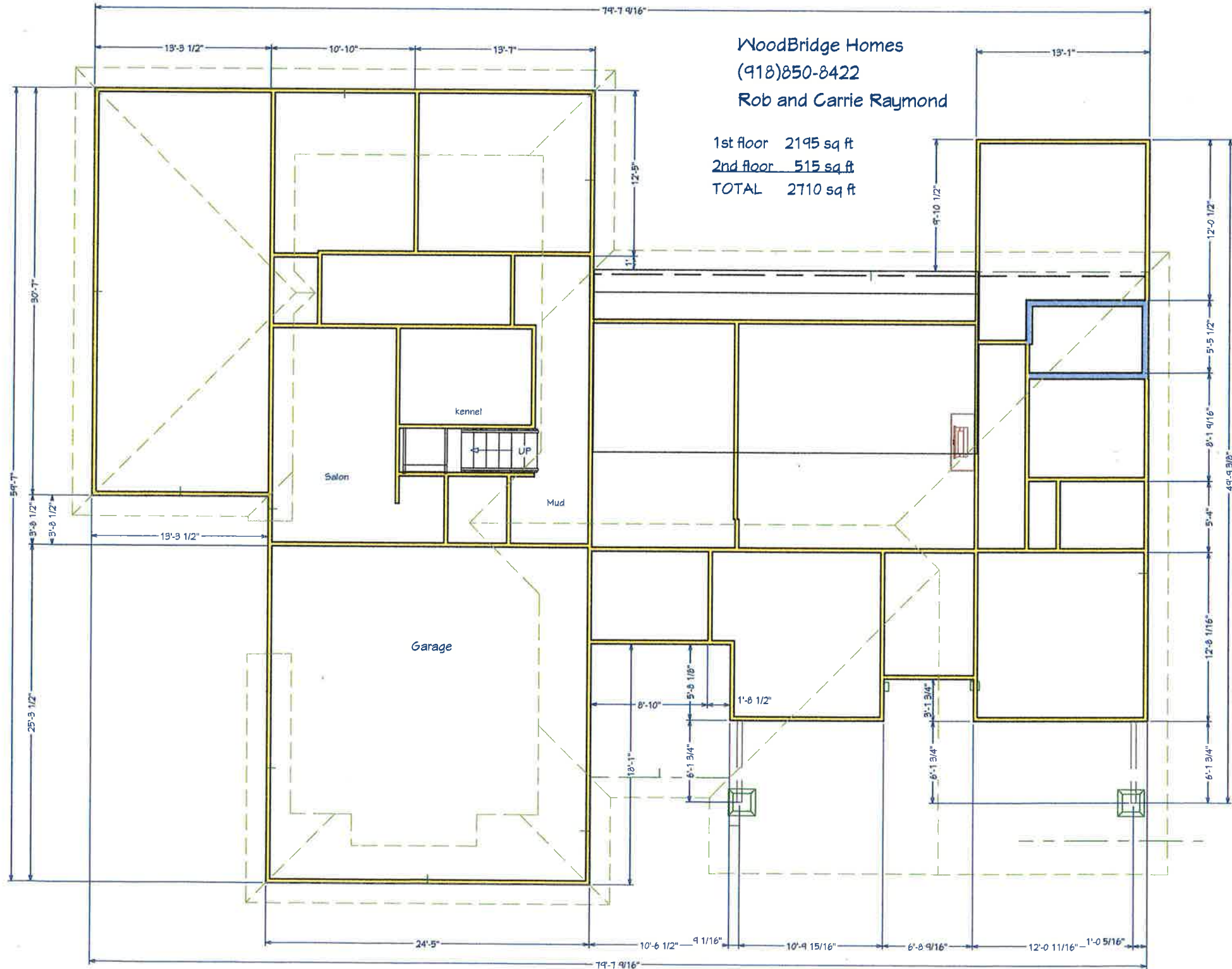
(918)850-8422

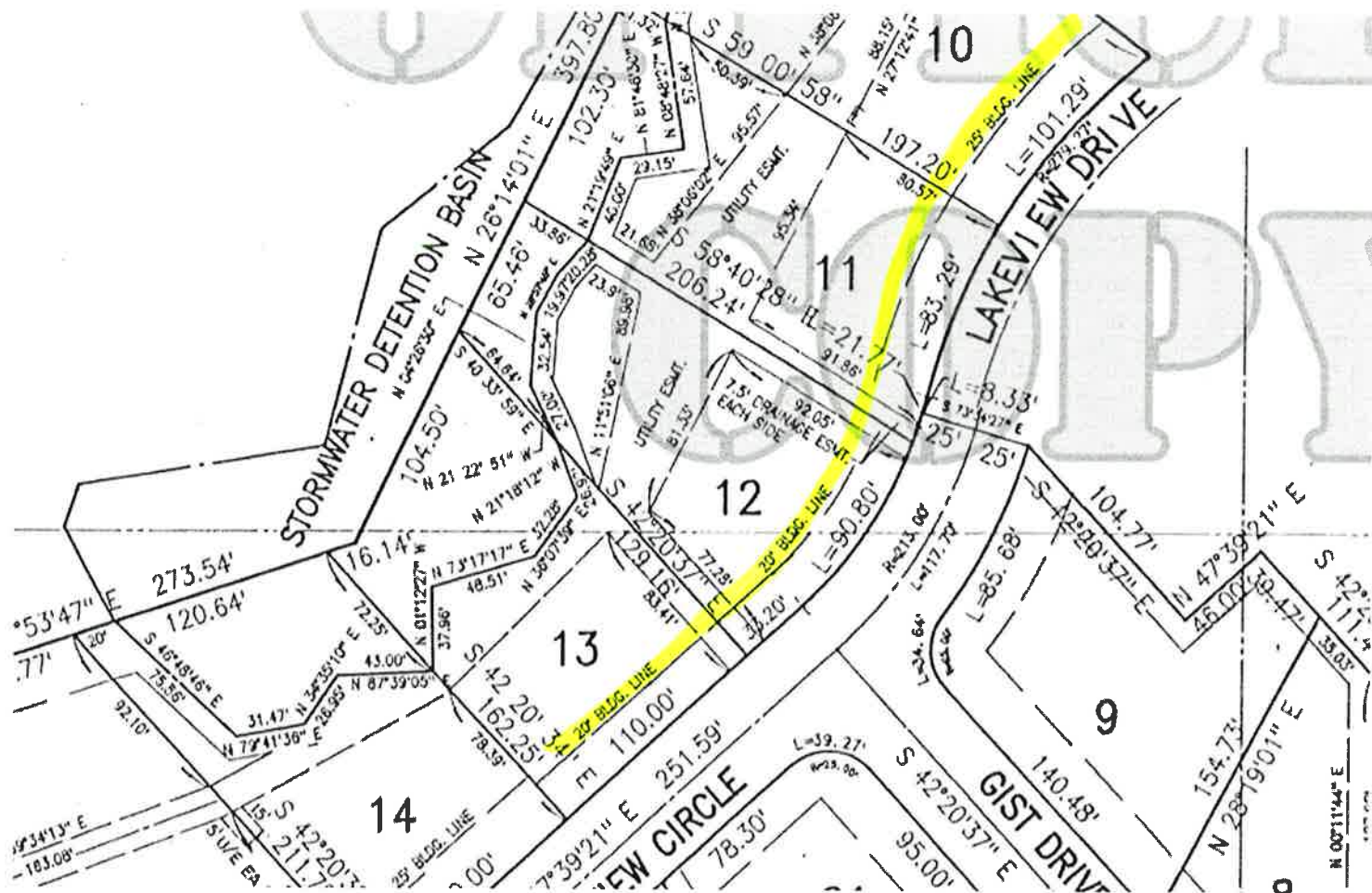
Rob and Carrie Raymond

1st floor 2195 sq ft

2nd floor 515 sq ft

TOTAL 2710 sq ft







Laue, Sheryl <laues@pryorcreek.org>

Fwd: 1420 Lakeview Drive Variance

1 message

Larry Lees <leesl@pryorcreek.org>
To: laues@pryorcreek.org

Mon, Dec 30, 2019 at 9:13 AM

Sheryl, please see the email below.
Thanks,
Larry

Larry Lees
Mayor
City of Pryor Creek
PO Box 1167
12 N. Rowe St., Ste. B
Pryor, OK 74362
LeesL@PryorCreek.org
918.825.4077 o
918.633.9288 c

Sent from my iPhone

Begin forwarded message:

From: Jim Weaver <weaverjw@live.com>
Date: December 29, 2019 at 3:56:57 PM CST
To: "leesl@pryorcreek.org" <leesl@pryorcreek.org>
Subject: 1420 Lakeview Drive Variance

Mayor Larry Lees,

This is in response to the letter of December 16, 2019 concerning the variance requested by Rob Raymond at 1420 Lakeview Drive.

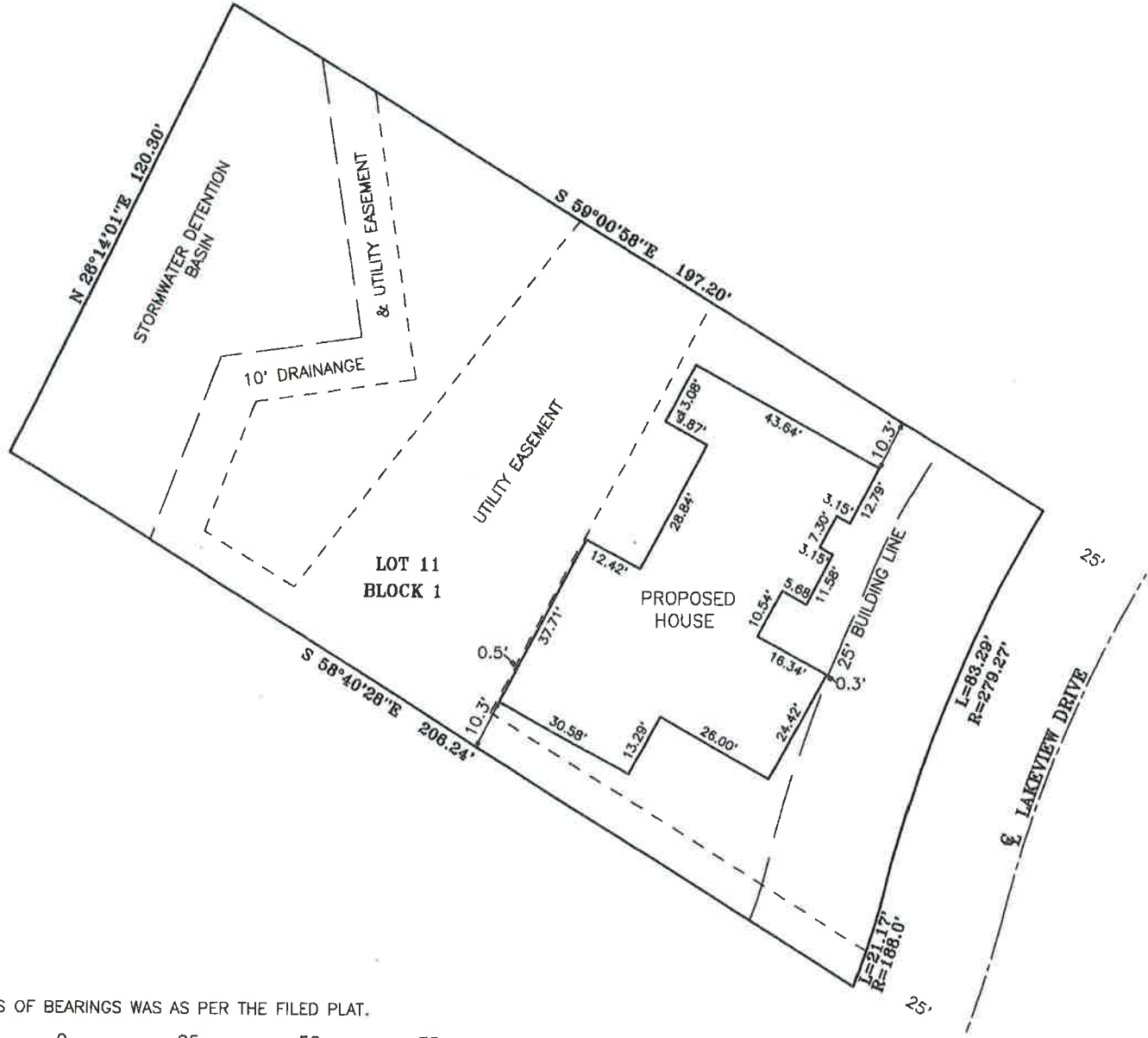
This is Jim Weaver responding for my Dad James T Weaver who is the adjacent property owner. Dad is unable to make it to the public hearing and asked me notify you that he has no objection to the variance as described in the letter.

Sincerely,

Jim Weaver



1"=25'



PROPERTY DESCRIPTION

Lot numbered Eleven (11) in LAKEWOOD FOURTH ADDITION, an addition to the City of PRYOR CREEK, Mayes County, State of Oklahoma, according to the Official Survey and Plat filed thereof.

FLOOD PLAIN STATEMENT

Subject property lies in Flood Zones "A", "AE" and "X" as per Flood Insurance Rate Map #40097C0237E dated 9/16/2011.

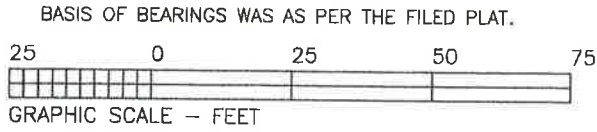
CERTIFICATION

I, G. Michael Finnell, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#1107, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Witness my hand and seal this 25th day of July, 2019.

G. Michael Finnell
 G. Michael Finnell, R.P.L.S.#1107
 C.A.#2425-6/30/20 Copyright 2019



GREEN COUNTRY SURVEYING		RAYMOND PROPERTY	
301 E. GRAHAM AVE. P.O BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX		PLOT PLAN	
DRAWN JAC	CHECKED GMF	DATE OF FIELD WORK OFFICE 7/29/19	SCALE 1"=25' CRD. FILE RAYMOND1 PL. FILE RAYMOND2