

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**SPECIAL MEETING**  
**CITY OF PRYOR CREEK, OKLAHOMA**  
**THURSDAY, OCTOBER 26<sup>TH</sup>, 2023 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, JOE BARNTS AND ALTERNATE TREY LARREMORE**

**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, Shryle Glancy, Gina Alvis-Watts, Joe Barnts and Alternate Trey Larremore. Members absent: Danny Ragsdale.

Others in attendance: Mayor Zac Doyle, Dale Burke, Russell Gartner with Crafton Tull, Tyler Ragsdale, Travis Butler, Becky Orange, Charles Tramel and Terry Aylward.

**2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF JUNE 22<sup>ND</sup>, 2023 REGULAR MEETING.**

Motion was made by Glancy, second by Barnts to approve minutes of June 22<sup>nd</sup>, 2023 Regular Meeting. Voting yes: Dunham, Glancy, Alvis-Watts and Barnts. Abstaining, counting as a no vote: Larremore. Voting no: none.

**3. OATHS OF OFFICE**

Mayor Zac Doyle administered the oath of office to

- a. Shryle Glancy Seat #3 term ending September 30, 2026
- b. Gina Alvis Watts, Seat #4 term ending September 30, 2026
- c. Trey Larremore (alt) Seat #5 term ending September 30, 2026

**4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING APPROVAL OF 2024 PLANNING AND ZONING COMMITTEE MEETING SCHEDULE.**

Motion was made by Alvis-Watts, second by Glancy to approve the 2024 Planning and Zoning Committee Meeting Schedule. Voting yes: Glancy, Alvis-Watts, Barnts, Larremore and Dunham. Voting no: none.

**5. PUBLIC HEARING**

**a. Enter Public Hearing**

Motion was made by Glancy, second by Barnts to enter into public hearing. Voting yes: Alvis-Watts, Barnts, Larremore, Dunham and Glancy. Voting no: none.

Butler Homes requesting: Removing temporary restriction from Plat (Ragsdale Addition) and requiring extension of the public dedicated street frontage: “LOT 10 SHALL BE HELD OUT OF THE MARKET TO PROVIDE TEMPORARY EMERGENCY ACCESS TO S COO-Y-YAH ST THROUGH A GATED SYSTEM.”

**b. Exit Public Hearing**

Motion was made by Glancy, second by Alvis-Watts to exit the public hearing. Voting yes: Barnts, Larremore, Dunham, Glancy and Alvis-Watts. Voting no: none.

**6. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE REMOVAL OF THE TEMPORARY RESTRICTION FROM PLAT AND REQUIRED EXTENSION OF THE PUBLIC DEDICATED STREET FRONTAGE: “LOT 10 SHALL BE HELD OUT OF THE MARKET TO PROVIDE TEMPORARY EMERGENCY ACCESS TO S COO Y YAH ST THROUGH A GATED SYSTEM.”**

Motion was made by Larremore, second by Barnts to recommend Council action to remove the temporary restriction from plat and not require the extension of the public dedicated street frontage: “LOT 10 SHALL BE HELD OUT OF THE MARKET TO PROVIDE TEMPORARY EMERGENCY ACCESS TO S COO-Y-YAH ST THROUGH A GATED SYSTEM.” Voting yes: Larremore, Dunham, Glancy, Alvis-Watts and Barnts. Voting no: none.

**7. PUBLIC HEARING**

**a. Enter Public Hearing**

Motion was made by Glancy, second by Barnts to enter into public hearing. Voting yes: Dunham, Glancy, Alvis-Watts, Barnts and Larremore. Voting no: none.

Tyler Ragsdale: Requesting zoning change from CAR (Commercial Automotive Recreational) back to AG (Agricultural) to build a house on this lot which would also require a variance due to the size and setback for the house.

**b. Exit Public Hearing**

Motion was made by Alvis-Watts, second by Glancy to exit the public hearing. Voting yes: Glancy, Alvis-Watts, Barnts, Larremore and Dunham. Voting no: none.

**8. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE REQUEST OF THE ZONING CHANGE FROM CAR (COMMERCIAL AUTOMOTIVE RECREATIONAL) BACK TO AG (AGRICULTURAL).**

Motion was made by Dunham, second by Barnts to recommend Council action to approve the request of the zoning change from CAR (Commercial Automotive Recreational) back to AG (Agricultural). Voting yes: Larremore, Dunham, Glancy, Alvis-Watts and Barnts. Voting no: none.

## 9. PUBLIC HEARING

### a. Enter Public Hearing

Motion was made by Glancy, second by Barnts to enter into public hearing. Voting yes: Dunham, Glancy, Alvis-Watts, Barnts and Larremore. Voting no: none.

Motion was made by Glancy to waive the reading of the legal.

Applicant John Rogers for WBPryorOK, LLC submitted a preliminary Plat for property in the City of Pryor:

Proposed Lot #1 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (SE/4 NW/4 NE/4) ALL IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, MAYES COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 90°00'00" WEST, 1,164.76 FEET; THENCE SOUTH 00°00'00" WEST, 896.88 FEET; THENCE SOUTH 01°36'12" EAST, 217.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'12" EAST, 235.67 FEET; THENCE SOUTH 88°26'22" WEST, 427.81 FEET; THENCE NORTH 26°32'12" EAST, 59.98 FEET; THENCE NORTH 07°17'07" EAST, 185.70 FEET; THENCE NORTH 88°33'14" EAST, 234.81 FEET; THENCE NORTH 88°33'14" EAST, 136.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.12 ACRES, MORE OR LESS

Proposed Lot #2 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4 NE/4) IN SECTION 36, TOWNSHIP 21 NORTH, RANGE 18 EAST OF THE INDIAN MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 90°00'00" WEST, 1,164.76 FEET; THENCE SOUTH 00°00'00" WEST, 896.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°36'12" EAST, 217.60 FEET; THENCE SOUTH 88°33'14" WEST 136.02 FEET; THENCE NORTH 01°35'11" WEST, 217.31 FEET; THENCE NORTH 88°25'53" EAST, 135.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.68 ACRES, MORE OR LESS.

### b. Exit Public Hearing

Motion was made by Dunham, second by Barnts to exit the public hearing. Voting yes: Glancy, Alvis-Watts, Barnts, Larremore and Dunham. Voting no: none.

**10. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING THE PRELIMINARY PLAT FOR THE PROPERTIES AS LISTED IN THE LEGAL DESCRIPTIONS ABOVE.**

Motion was made by Glancy, second by Larremore to recommend Council action to approve the preliminary Plat for the properties as listed in the legal descriptions above. Voting yes: Alvis-Watts, Barnts, Larremore, Dunham and Glancy. Voting no: none.

**11. ADJOURN**

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