



Office of Community of Development
**NOTICE OF A MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, February 8, 2022, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

1 Call to Order/Roll Call

2 Meeting Items

- a. Discussion, Consideration and Possible action to approve the minutes from the November 9, 2021 Meeting
- b. Public hearing to discuss and consider the Boat and RV Storage Ordinance.
- c. Discussion, Consideration and Possible Action to approve the Boat and RV Storage Ordinance.
- d. Public Hearing to Discuss and Consider a Use on Review for a Winery at 524 W Kansas for Applicant Dj Jenks for Shakespeare Wine Company.
- e. Discussion, Consideration and Possible action to Approve a Use on Review for a Winery at 524 W Kansas for Applicant Dj Jenks for Shakespeare Wine Company.

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning 2/8/2022

Meeting Date: 2/8/2022

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the November 9, 2021 Meeting

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
February 8, 2022

V. ATTACHMENTS:

1. PLANNING COMMISSION 11-9-2021 (minutes)

PLANNING COMMISSION MEETING

11/9/2021 4:00 p.m.

1. Call meeting to order: 4:00pm.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Present: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Joe Hutmacher (alternate)

Absent:

Staff Present: Rachel Bernish Community Development Director, Madison Haskell Administrative Assistant, City of Chickasha Attorney Amanda Mullins, Chief of Police Kathryn Rowell.

Citizens Present: Joel Harrison, Kole Talbott, Ivette Garcia, Nancy G., Charles Ferguson, Oscar Nelson, Dwain, Matt Moran, Jennifer Logsdon, Beverly Ferguson, James Phillips.

2. Meeting Items

a. Consider approving the minutes of the October 12, 2021 meeting.

*Motion by **Smith** and second by **Snedeker** to approve minutes of October 12, 2021 Planning Commission meeting.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker,

Nays:

Abstain: Joe Hutmacher

Motion Carries

- b. **Public hearing** to discuss and consider the request for an oversized building at 41 Shady Meadow Way for Applicant Matt Moran.

Hearing opened: 3:59p.m.

Rachel and Matt Moran spoke in favor.

Hearing closed: 4:01p.m.

- c. **Discussion, consideration, and possible action to approve** the request for an oversized building at 41 Shady Meadow Way for Applicant Matt Moran.

*Motion by **Smith** and second by **Mosley** to approve the request for an oversized building at 41 Shady Meadow Way for Applicant Matt Moran.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Joe Hutmacher (alternate)

Nays:

Abstain:

- d. **Public hearing** to discuss and consider the Final Plat of Sleepy Hollow 3rd Addition Phase 3 Final Plat.

Hearing opened: 4:03 p.m.

Rachel and Joel Harrison spoke in favor.

spoke against.

Hearing closed: 4:04 p.m.

- e. **Discussion, consideration, and possible action to approve** the Final Plat of Sleepy Hollow 3rd Addition Phase 3 Final Plat.

*Motion by **Smith** and second by **Mosely** to approve the request for the Final Plat of Sleepy Hollow 3rd Addition Phase 3 Final Plat.

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Joe Hutmacher (alternate)

Nays:

Abstain:

- f. **Public hearing** to discuss and consider updates to the Boat and RV storage ordinance.

Hearing opened: 4:05 p.m.

Rachel and Oscar Nelson spoke in favor.

Hearing closed: 4:09 p.m.

- g. **Discussion, consideration, and possible action to approve** the updates to the Boat and RV storage ordinance.

*Motion by **Snedeker** and second by to **Hutmacher** approve the updates to the Boat and RV storage ordinance.

TABLE TO DECEMBER MEETING WITH REWORDING

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Joe Hutmacher (alternate)

Nays:

Abstain:

- h. **Public hearing** to discuss and consider the Use on review for a Cell Phone Tower located at 520 S. 8th for Applicant Willams, Box, Forshee and Bullard.

Hearing opened: 4:45 p.m.

Mason Schwartz and Kole Talbott spoke in favor.

James Phillips and Beverly Ferguson spoke against

Hearing closed: 4:45 p.m.

- i. **Discussion, consideration, and possible action to approve** Use on review for a Cell Phone Tower located at 520 S. 8th for Applicant Willams, Box, Forshee and Bullard.

*Motion by and second by to approve the Use on review for a Cell Phone Tower located at 520 S. 8th for Applicant Willams, Box, Forshee and Bullard.

NO MOTION

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Nathan McCalla, Jeff McClure (alternate), Joe Hutmacher (alternate)

Ayes:

Nays:

Abstain:

3. Meeting to Adjourn. 4:49 p.m.

*Motion by **Hutmacher** and second by **Smith** to adjourn meeting.

Ayes: Mike Mosely, Tim Smith, John Grote, Glenn Snedeker, Joe Hutmacher

Nays:

Abstain:



City of
CHICKASHA

Meeting Type: Planning 2/8/2022

Meeting Date: 2/8/2022

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider the Boat and RV Storage Ordinance.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
February 8, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning 2/8/2022

Meeting Date: 2/8/2022

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration and Possible Action to approve the Boat and RV Storage Ordinance.

I. BACKGROUND/DESCRIPTION:

Changes notes from last meeting: The removal of the security vehicle option for commercial or industrial zoning.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
February 8, 2022

V. ATTACHMENTS:

1. Ord. 2020- RV STORAGE

ORDINANCE NO. _

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING CHICKASHA CODE OF ORDINANCES, CHAPTER 54 ZONING, ARTICLE III SUPPLEMENTAL DISTRICT REGULATIONS, AMENDING TO ADD SECTION 54-80 RECREATIONAL VEHICLE STORAGE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, STATE OF OKLAHOMA:

SECTION I. Chickasha City Code of Ordinances; Chapter 54, Article 3, is hereby amended by adding a new sub-section 54-80 Recreational Vehicle Storage shall henceforth read as follows:

Sec. 54-80. – Recreational Vehicle Parking

Definitions:

- (a) Recreational vehicle means personal vehicles such as boats and boat trailers, watercraft and watercraft trailers, travel trailers, pickup campers, or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and the like, and all-terrain vehicles.
- (b) Improved gravel surface means two-inch compacted crushed rock or gravel materials that extend the entire length and width of the vehicle being parked which is maintained to prevent growth of vegetation or water retention.

1. All recreational vehicles must conform to the following if located in R-1 Single Family Residential District or R-2, Two family residential district.

- i. No part of a recreational vehicle may extend over a public easement or right-of-way.
- ii. No recreational vehicle stored on a residential lot may be used for housekeeping, living, or sleeping quarters.
- iv. Recreational vehicles stored in the front yard must be stored on a paved surface. Recreational vehicles stored in the side yard must be on a paved surface. Recreational vehicles stored in the rear yards must be behind the fence unless the property is not served by a fence in which case the Recreational Vehicle must be stored behind the back building line;
- vi. Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.
- vii. All recreational vehicles must be maintained in a visibly operable condition.
- viii The area of the surface improvement must not be less than the full dimensions of the recreational vehicle.

2. All recreational vehicles must conform to the following if located in C-2 General Commercial district.

- i. No part of a recreational vehicle may extend over a public easement or right-of-way.

- ii. Provided, however, that no article or material shall be kept, stored or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjoining lots when viewed by a person at ground level.
- iii. Recreational vehicles must be stored or parked on a paved surface or an improved gravel surface. Entrances, driveway ways and roads must be a paved surface.
- iv. No recreational vehicle stored on a commercial lot may be used for housekeeping, living, or sleeping quarters.

3. All recreational vehicles must conform to the following located in I-1 Light Industrial and 1-2 Heavy Industrial.

- i. Recreational vehicles are an allowed use in this district; Provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or lots when viewed by a person at ground level.
- ii. Recreational vehicles must be parked on a paved surface or improved gravel surface.
- iii. No recreational vehicle stored on an industrial lot may be used for housekeeping, living, or sleeping quarters.

4. Only the zoning districts listed in this section will allow for recreational vehicles.

SECTION II. **Severability.** If any section, subsection, sentence, clause, phase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the remaining portions of this ordinance.

SECTION III. **Effective Date.** This Ordinance shall be in full force and effect 30 days from and after its passage, approval, and publication.

Adopted and approved this XX day of XXXX 2020.

Chris Mosley, Mayor

ATTESTED:

Susan McDaniel, City Clerk

(SEAL)



City of
CHICKASHA

Meeting Type: Planning 2/8/2022

Meeting Date: 2/8/2022

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to Discuss and Consider a Use on Review for a Winery at 524 W Kansas for Applicant Dj Jenks for Shakespeare Wine Company.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: February 8, 2022	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning 2/8/2022

Meeting Date: 2/8/2022

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, Consideration and Possible action to Approve a Use on Review for a Winery at 524 W Kansas for Applicant Dj Jenks for Shakespeare Wine Company.

I. BACKGROUND/DESCRIPTION:

This is a request for a Use On Review for two items: The Sale/Manufacture of Alcohol and The Sale of Alcohol within 300 feet of a church.

There are two churches which are about 290 feet away each; The Owner Dj Jenks has spoken to both Churches and they are not opposed to the Winery.

They plan to offer wine tastings, wine by the glass and various snacks. The Wine will be made and manufactured in this building as well.

II. RECOMMENDED ACTION:

Staff Recommends to approve.

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		
FUND	ACCOUNT	AMOUNT
(From)		

Meeting Date:
February 8, 2022

V. ATTACHMENTS:

1. Letter of Introduction Chickasha
2. 20220131161435588
3. 20220131161322516

Shakespeare

Wine Company



Oklahoma Veteran Owned

January 26, 2022

DJ Jenks
Shakespeare Wine Company
524 West Kansas Avenue
Chickasha, Oklahoma 73018
405-825-3161
jenks5llc@gmail.com

Greetings!

I'd like to take this opportunity to introduce our family run business, Shakespeare Wine Company to the great people of Chickasha! Our family is from France, with many living there now, and Wales/Scotland. We attempt to visit semi regularly and enjoy many of the wonderful French wines with an Uncle currently living outside of Bordeaux on a Vineyard. We are a family that has lived in Oklahoma for many years and we are excited to bring the local winery experience to Chickasha and Grady County!

Our winery is loosely based on Shakespeare & Company of Paris, which is a book store known around the world. We look to combine the wonderful wine acquaintance of France with Books of all kinds. A tasting and relaxing experience that will encourage participation and fun for everyone. The local Oklahoma winery experience is fun for all, we will offer books and games and most importantly a marvelous wine selection that will be ever evolving with noble wines such as Pinot Noir but also to include seasonal and even desert wines!

Sincerely yours,

DJ Jenks



Building Permit Application

Please print clearly or type.

Is project in floodplain? ☐ Yes ☒ No

Project Address: 524 W. KANSAS AVENUE CHICKASHA OK 73018				
Owner of Property: JOHN HAMM 405-627-2765 Name Phone #				
Mailing Address: 127 W. BOOMER LEXINGTON OK 73051 Street City State ZIP				
Contractor / Applicant: DJ JENKS 405-606-1360 Name Phone #				
Mailing Address: 2134 MULBERRY LANE NEWCASTLE OK 73065 Street City State ZIP				
Proposed Use of Land/Building: WINERY	Number of Units: 1	Number of Stories: 1	Estimated Cost of Project: \$10K	Square Footage: 2300
Permit Information:	Please check only one. If more than one applies, list in remarks below.			
☐ New Construction ☐ Add on	☒ Remodel ☐ Move on	☐ Fire Resoration ☐ Accessory Building	☐ Foundation Only ☐ Demolish/Remove	☐ Modular ☐ Install
Service Information:	Water Supply: ☐ Well ☒ City	Sewer Type: ☐ Septic System ☒ City	Number of plumbing fixtures: 2	
	HVAC Type/Size (Specify Tons/BTU) ☒ Electric _____ ☐ Gas _____ ☐ RTU _____		Electric Service/Size (Specify Amps) ☒ Above Ground _____ ☐ Underground _____	

Applicant Remarks

☐ Check here to have Occupancy Certificate mailed to Contractor/Applicant..

I hereby certify that the statements in this application and the attachments hereto are true and correct and that the property owner has given permission for this work to proceed. I further certify that all construction work under this permit will conform to the attached plans, specifications and drawings and to the Codes and Ordinances of the City of Chickasha and that all electrical, plumbing, heat & air, fence, sign and driveway construction shall be performed by contractors licensed by the State of Oklahoma (if applicable) and registered with the City of Chickasha.

Date: 10 Jan 22 Printed Name: DARRIN A. JENKS Signature: [Signature]

Fill in all applicable information. Check the box next to primary contact person.

☐ Owner: _____ Phone #: _____ Email: _____
☒ Contractor: DJ JENKS Phone #: 405-606-1360 Email: JENKS544@gmail.com
☒ Plumbing Contractor: EDA LEACHY LLC Phone #: 405-651-3096 Email: haynieconst@gmail.com
☒ Electrical Contractor: EDA LEACHY LLC Phone #: 405-651-3096 Email: haynieconst@gmail.com
☐ Mechanical Contractor: _____ Phone #: _____ Email: _____

Ownership Records will be Historical Records Only - updated to April 30th, 2021

GRADY COUNTY ASSESSOR

[Home](#)[Search Current Records](#)[By Name](#)[By Legal](#)[By Parcel](#)[By Location](#)[By Sales](#)[By Owner ID](#)[Last Update](#)[Download Forms](#)[Tax Estimator](#)[Taxpayer Rights](#)[Contact Us](#)[About County Govt](#)[Other Sites](#)[Help](#)[Disclaimer](#)[Return to Portal](#)

COUNTY ASSESSOR TAX ROLLS

[Print-Friendly Page](#)

PERSONAL INFORMATION

HAMM, JOHNNY M.
127 WEST BOOMER

LEXINGTON OK 73051

REAL PROPERTY INFORMATION

Parcel	C001-00-048-016-0-000-00
Add/Sec/Twn/Rge	C001 00 048 016
Acres/Ag Acres/Use	0.00/0 UrbanCom
Property	524 W KANSAS
Location	CHICKASHA
Book & Page	2479 285
DocStamps	\$0.00

GROSS ASSESSED VALUE *(What is this?)*

Land Market Value	\$7,432.00	Total Market Value	\$38,862.00
Land Assessed Value	\$818.00	Total Assessed Value	\$4,275.00
Improvements Market Value	\$25,149.00	Total Exemption	\$0.00
Improvements Assessed Value	\$2,766.00	Net Assessed Value	\$4,275.00
Misc. Market Value	\$6,281.00	School District	9001 Chick City
Misc. Assessed Value	\$691.00	Voting District	
Mobile Home Market Value	\$0.00		
Mobile Home Assessed Value	\$0.00		

[More Detail](#)

LEGAL DESCRIPTION

28-07-07-31400 E 75' LOTS 15 THRU 20 BLK 48 CHICKASHA-OT

[Larger View](#)

PROVIDED BY:
Bari Firestone
Grady County Assessor

DATA LAST UPDATED:
01-12-2022
12:25:18

326 Choctaw
Chickasha, OK 73018
(405) 224-4361

Legal Publication
(Published in The
Express-Star January 20th,
2022)

From: Community Develop-
ment

Applicant: DJ Jenks

Re: A request for a use on
review for the Sale/Manu-
facture of Alcohol and Dis-
tance from a
Church/School

Location: 524 W Kansas
Ave.

Legal: 28-07-07-31400 E
75' LOTS 15 THRU 20 BLK
48 CHICKASHA-OT

When: Planning Commis-
sion February 8, 2022 at 4
pm in the City of Chickasha
City Council Chambers,
City Council hearing
City Council will be held
March 7, 2022 at 6:30 pm.
Please contact Community
Development with ques-
tions or concerns.
405-222-6010



To: Property Owners within 300 feet of 524 W. Kansas Ave.

Legal Description: The East 75 feet of Lots 15, 16, 17, 18, 19 and 20 in Block 48 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Location: 524 W Kansas Ave.

From: Community Development

Date: January 27, 2022

Re: Use on Review for the Sale of Alcohol and the Sale of Alcohol within 300 feet of a Church.

Public hearings have been scheduled regarding the request for a Use on Review to allow the Sales of Alcohol and Sales of Alcohol within 300 feet of a Church.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **February 8, 2022 at 4:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

and the **City Council** meeting on **March 7, 2022 at 6:30 PM** in the City Council Chambers Room. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meetings, may be entered into the record.

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org

Sincerely

Rachel Bernish
Community Development Director
Emergency Manager
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018

This is to verify that I, Steve Blasingame, Moderator of Board

at First Christian Church, Chickasha, OK

certify that Shakespeare Wine Company, at 524 Kansas Avenue Chickasha, Oklahoma 73018

poses no issue to our organization.

Issued this day, 1/16/2022

Authorizing Party and position held

Steve Blasingame, Moderator of Board



City of
Chickasha

117 North 4th Street
Chickasha, OK 73018

Community Development

Due On: _____

Planning Commission Meeting Date: _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 26 JAN 2022

1. Applicant(s) Name: D J JENKS
Address: ~~XXXXXXXXXX~~ 2134 MULBERRY LANE NEWCASTLE OK 73065
Phone: 405-606-1360
2. Legal Description of subject property: 524 W. KANSAS AVE
3. Address of subject property: 524 W. KANSAS AVE
4. Present zoning of subject property: HISTORIC DOWNTOWN URBAN CENTER
5. Physical Characteristics of Subject Property:
Frontage on Street: _____
Lot Depth: _____
Drawing Attached: _____ YES _____ NO
6. Proposed Use for the Property: WINERY
7. Public Utilities Which Serve the Property:
Street, Surface Material: PAVEMENT
City Water: YES _____ NO, then list source of water _____
City Sanitary Sewer: YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: 7
Surface Material of Parking Spaces: PAVEMENT
9. Abstractors Certified Property Owners List Provided: YES _____ NO
10. Owner of Record: JOHN HAM
Address: 127 W. BURNER LEXINGTON OK 73051 Phone Number: 405-627-2165
11. \$330.00 Application Fee Paid: _____ YES _____ NO

ALL INFORMATION ON THIS FORM MUST BE COMPLETED IN ORDER TO PROCESS YOUR REQUEST

Applicant(s) Signature: _____

Date: 26 JAN 2022

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015

E-mail: rachel.bernish@chickasha.org