



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, March 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 February 8, 2022 Meeting
 - b. Public Hearing to Discuss and Consider the request for an oversized building at 2421 S 24th for Applicant John Holt.
 - c. Discussion, consideration and possible action to approve the request for an oversized building at 2421 S 24th Street for Applicant John Holt.
- 3 Motion to Adjourn.**

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning 3/8/22

Meeting Date: 3/8/2022

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible Action to approve the Minutes from the February 8, 2022 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:
March 8, 2022

V. ATTACHMENTS:

1. PLANNING COMMISSION 2-8-2022 (minutes)

PLANNING COMMISSION MEETING

2-8-2022 4:00 p.m.

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

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

Present: Mike Mosley, Time Smith, Glen Snedeker, James Schoppa

Absent: John Grote, Jeff McClure, Joe Hutmacher

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

Citizens Present: DJ & Ian Jenks, Kelly Boyd, Dwayne Sion

2. Meeting Items

a. Consider approving the minutes of the November 9, 2021 meeting.

*Motion by **Snedeker** and second by **Smith** to approve minutes of November 9, 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, Time Smith, Glen Snedeker, James Schoppa

Nays:

Abstain:

Motion Carries

b. Public hearing to discuss and consider the Boat and RV Storage Ordinance Updates.

Hearing opened: 4:01p.m.

spoke in favor.

Hearing closed: 4:03 p.m.

- c. **Discussion, consideration, and possible action to approve** the request for action to approve the Boat and RV storage Ordinance.

*Motion by **Smith** and second by **Snedeker** to approve the request for action to approve the Boat and RV storage Ordinance.

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

Ayes: Mike Mosley, Time Smith, Glen Snedeker, James Schoppa

Nays:

Abstain:

- d. **Public hearing** to discuss and consider a Use on Review for a Winery at 524 Kansas for Applicant DJ Jenks for Shakespeare Wine Company.

Hearing opened: 4:04 p.m.

Rachel & DJ Jenks spoke in favor.

Hearing closed: 4:11 p.m.

- e. **Discussion, consideration, and possible action to approve** a Use on Review for a Winery at 524 Kansas for Applicant DJ Jenks for Shakespeare Wine Company.

*Motion by **Smith** and second by **Snedeker** to approve the request for action to approve a Use on Review for a Winery at 524 Kansas for Applicant DJ Jenks for Shakespeare Wine Company.

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

Ayes: Mike Mosley, Time Smith, Glen Snedeker, James Schoppa

Nays:

Abstain:

3. Meeting to Adjourn. 4:16 p.m.

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

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

Ayes: Mike Mosley, Time Smith, Glen Snedeker, James Schoppa

Nays:

Abstain:



City of
CHICKASHA

Meeting Type: Planning 3/8/22

Meeting Date: 3/8/2022

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to Discuss and Consider the request for an oversized building at 2421 S 24th for Applicant John Holt.

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:
March 8, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning 3/8/22

Meeting Date: 3/8/2022

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the request for an oversized building at 2421 S 24th Street for Applicant John Holt.

I. BACKGROUND/DESCRIPTION:

This is a request for a building which will be 3200 square feet and 17.5 feet tall. It will be over the square footage and over height. This will be for golf practice for family members.

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:
March 8, 2022

V. ATTACHMENTS:

1. 2421 S. 24th 2
2. 20220225092821658

Building Permit Application

Permit # _____



The City of
CHICKASHA
COMMUNITY DEVELOPMENT DEPARTMENT

FLOODPLAIN	YES ☐
	NO ☒

(PLEASE PRINT)

Project Address: 2421 S. 24th St. Chickasha OK 73018

Legal Description	Lot #	Block #	Subdivision	☐ Attach additional sheet if metes and bounds or split lots
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Owner of Property: John R. Holt 405-613-1040
Name Phone #

Mailing Address: 2421 S. 24th St.
Street # City State Zip

Contractor/Applicant: _____
Name Phone #

Mailing Address: _____
Street # City State Zip

Existing Use of Land/Bldg	Proposed Use of Land/Bldg	Number of Units	Number of Stories	Overall Height	Estimated Cost	Square Footage
	<u>Metal Building</u>	<u>1</u>	<u>1</u>	<u>17.5</u>	<u>90,000</u>	<u>3200</u>

Permit Information (Please check only one. If more than one applies, list in remarks below)

☒ New Construction	☐ Remodel	☐ Fire Restoration	☐ Modular
☐ Add on	☐ Move on	☐ Install	☐ Foundation Only
			☐ Demolish/Remove

Service Information	Water Supply	HVAC Type/Size (Tons / BTU)	Sewer Type	Electric Service/Size (Amps)
	☐ Well ☒ City ☐ Other	☐ Electric ☒ Gas <u>22,000</u> ☐ Other	☐ Septic System ☒ City ☐ Other	☐ Above Ground ☒ Underground <u>400</u> ☐ Other

(All Other Boxes Checked Must be explained in the Remarks Section)

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 _____ Print Name John Holt Signature [Signature]

Fill in all applicable information (Check primary contract person)

Owner	<u>John Holt</u>	Phone #	<u>405-613-1040</u>	Fax #	
Contractor	<u>Coyote Construction (Don Seely)</u>	Phone #	<u>405-574-2218</u>	Fax #	
Architect/Designer		Phone #		Fax #	
Engineer		Phone #		Fax #	

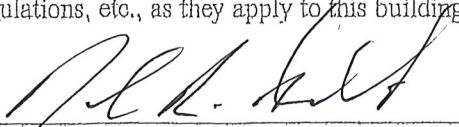
CITY OF CHICKASHA
Community Development Department
Building Inspection Division
(405) 222-6010

Applicant Responsibility

All applicants requesting a building permit are advised that it is the applicant's responsibility to ensure compliance with the following requirements:

- as The Americans with Disabilities Act (ADA) imposes certain barrier free environments and certain special accommodations. Applicants and their architect should ensure compliance with these federal requirements.
- as Essential utility service lines and easements are located throughout the City. City Staff will assist with locating these utilities when possible; however, it is the responsibility of the applicant and his architect/engineer/surveyor to ensure no utilities are damaged or that no part of the structure, fence or other improvement are constructed on or over any utility or street easement.
For utility location other than the City of Chickasha call OKIE toll free at 1-800-522-6543
- as It is the responsibility of the applicant to maintain setbacks of buildings and roofs to a minimum clearance for high voltage electrical power lines, even though there may be a zero setback requirement per zoning ordinances.
- as City Staff will assist applicants identify boundaries and elevations on the FEMA FLOODPLAIN MAPS. It is the responsibility of the applicant and his architect/engineer/surveyor to ensure the FEMA requirements are met. All Building Permit Applications that are located in the floodplain as determined by the City's Floodplain Administrator shall be accompanied by a Certified Flood Elevation Certificate before it will be processed.
- as City Staff will assist applicants with building code interpretation when possible; however, it is the responsibility of the applicant and his architect/engineer to ensure the structural integrity, tensile strength, and windload capacity of all structures.
- as When possible, City Staff will assist applicants in assuring zoning setback requirements are met; however, it is the responsibility of the applicant and his architect/engineer/surveyor to ensure that all buildings are placed on the building site property.
- as The applicant hereby assumes full responsibility for any and all known and unknown requirements, easements, codes, regulations, etc., as they apply to this building project.

Date



Applicant's Signature

Rev, 6/2002



City of

Chickasha

117 North 4th Street
Chickasha, OK 73018

Due On: _____
Planning Commission Meeting Date: _____

Community Development _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: _____

1. Applicant(s) Name: John R. Holt
Address: 2421 S. 24th Chickasha OK 73018
Phone: 405-613-1040
2. Legal Description of subject property: Lots 1 through 24 in block 18 in the University Heights Addition to City of Chickasha, Grady County, Oklahoma according to recorded Plat thereof.
3. Address of subject property: 2421 S. 24th
4. Present zoning of subject property: Residential
5. Physical Characteristics of Subject Property:
Frontage on Street: _____
Lot Depth: _____
Drawing Attached: _____ YES _____ NO
6. Proposed Use for the Property: _____
7. Public Utilities Which Serve the Property:
Street, Surface Material: _____
City Water: _____ YES _____ NO, then list source of water _____
City Sanitary Sewer: _____ YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: _____
Surface Material of Parking Spaces: _____
9. Abstractors Certified Property Owners List Provided: _____ YES _____ NO
10. Owner of Record: John Holt
Address: _____ Phone Number: _____
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: [Signature] Date: _____

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

E-mail: rachel.bernish@chickasha.org

DATE: 11/16/21
Coyote Construction
JOB NO: 21-2810
BUILDING SIZE:
WIDTH : 40 ft.
LENGTH : 80 ft.
EAVE HT : 14 ft.
JOB SITE: 2421 South 24th Street, Chickasha, OK. 73018

To Whom It May Concern:

This Letter of Design Certification ensures that primary and secondary framing furnished by Metal Building Manufacturer are designed in accordance with information specified to Metal Building Manufacturer on the order documents and summarized by loading information below.

DESIGN LOAD CRITERIA:

Local Building Code: IBC 15
Design Code: IBC 15
Building Risk Category : II - Normal
Roof Dead Load(D): 2.000 psf
Roof Collateral Load(C): 2 psf
Roof Live Load(Lr): 20.00 psf
Tributary Live Load Reduction: No
Nominal Wind Speed : 115 mph
Wind Exposure Category : C
Serviceability Wind : 76 mph
Enclosure Type : Closed
Internal Wind Coef. : 0.18/ -0.18

Ground Snow Load(Pg) : 10.00 psf
Roof Snow Load (Ps) : 7 psf
Snow Exp. Fac : 1.00
Snow Thermal_Coef. Ct : 1.00
Snow Imp. Fac. : 1.00
Seismic Site Class : D
Mapped Response (Ss) : 0.3080
Mapped Response (S1) : 0.0850
Design Category (SDC) : C
Seismic Importance : 1.00
Res Mod Factor(OMF) R : 3.5
Res Mod Factor (Brc) R : 3.25

COMPONENTS & CLADDING (unfactored)

Wall Field Suction : 27.6I psf
Wall Edge Suction : 35.20 psf

REFERENCE DESIGN STANDARDS:

- *AISC Specification for Structural Steel Buildings-Allowable stress design, 360-10.
- *AISII North-American Specification for the Design of Cold-Formed Steel Structural Members, latest Edition.
- *MBMA Low Rise Building Systems Manual, Latest Edition.
- *AISC Design Guide 3, "Serviceability Design Consideration for Steel Buildings, latest Edition"
- *AWS Latest Edition of Structural Welding Code-Steel.
- * IBC 15 is using the ASCE7-10.

This certification is limited to the structural design of the frames, secondary, and roof/wall covering manufactured or supplied by Metal Building Manufacturer only and excludes Accessory items such as doors, windows, louvers, translucent panels, and ventilators. This certification specifically excludes any foundation, masonry, erection of building and general contract work.

The undersigned is not the engineer of record for the overall project.

Sincerely,

Richard T Smith P.E.



REVIEWED

By Richard T Smith at 12:32 pm, Nov 17, 2021



To: Property Owners within 300 feet of 2421 S. 24th Street.

Legal Description: Lots 1 through 24 Block 18 in the UNIVERSITY HEIGHTS ADDITION to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

Location: 2421 S. 24th Street.

From: Community Development

Date: February 14, 2022

Applicant: John Holt

Re: Request for an oversized accessory building.

Public hearings have been scheduled regarding the request for an Oversized building at 2421 S. 24th Street.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **March 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 **April 4, 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

A handwritten signature in black ink that reads "Rachel Bernish". The signature is written in a cursive, flowing style.

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

Legal Publication
(Published in The
Express-Star February
17th, 2022)

From: Community Development

Applicant: John Holt

Re: A request for an oversized building

Location: 2421 S 24th Street,

Legal: Lots 1 through 24 in Block 18 in the University Heights Addition to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

When: Planning Commission March 8, 2022 at 4 pm in the City of Chickasha City Council Chambers, City Council hearing City Council will be held April 4, 2022 at 6:30 pm.

Please contact Community Development with questions or concerns. 405-222-6010; rachel.bernish@chickasha.org