



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, November 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 October 11, 2022 Planning Meeting.
- b. Public hearing to discuss and consider the Use on Review for 602 S 22nd for Micah McCarty
- c. Discussion, Consideration and Possible action to approve the Use on Review Permit for 602 S 22nd Stree for Micah McCarty
- d. Public Hearing to Discuss and Consider the Use on Review permit for a Tattoo Parlor 421 W Chickasha Avenue.
- e. Discussion, Consideration and Possible action to approve the Use on Review Application for a Tattoo Parlor at 421 W Chickasha Ave for Applicant Garrett Hall.
- f. Public hearing to Discuss and Consider the Land Development Code

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the minutes from the October 11, 2022 Planning 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:
November 8, 2022

V. ATTACHMENTS:

1. Minutes for Planning 10-11-22

PLANNING COMMISSION MEETING

10-11-2022 4:00 pm

1. Call meeting to order: 4:00 pm

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

Present: John Grote, Mike Mosley, Tim Smith, James Schoppa, Glenn Snedeker,

Absent: Jeff McClure, Joe Hutmacher

Staff Present: Rachel Bernish Community Development Director, Cristina Fierro Permit Technician, Darren Martin Chief Building Official

Citizens Present: Scott Vaugh

2. Meeting Items

- a. **Discussion, Consideration and Possible action to approve the minutes of the September 13, 2022, meeting.**

***Motion by Mike Mosley** and second by **James Schoppa** to approve minutes of Planning Commission meeting.

Roll Call: John Grote, Mike Mosley, Tim Smith, James Schoppa, Glenn Snedeker

Ayes: John Grote, Mike Mosley, James Schoppa

Nays:

Abstain: Tim Smith, Glenn Snedeker

Motion Carries

b. Public hearing to discuss and consider the Land Development Code

Hearing opened: 4:04

Hearing closed: 5:02

3. Motion to Adjourn meeting 5:02pm

***Motion by: Tim Smith** and second by **Mike Mosley** to approve

Roll Call: John Grote, Mike Mosley, Tim Smith, James Schoppa, Glenn Snedeker

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

Nays:

Abstain:



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider the Use on Review for 602 S 22nd for Micah McCarty

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:
November 8, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the Use on Review Permit for 602 S 22nd Stree for Micah McCarty

I. BACKGROUND/DESCRIPTION:

This use on review will allow an oversized building, an accessory building on a lot separate from the main structure, an accessory building in front of the main structure after it is constructed and an accessory building which will not meet the facade requirements.

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:
November 8, 2022

V. ATTACHMENTS:

- 20221031152926345

Due On: _____

Planning Commission Meeting Date: _____



City of
Chickasha

117 North 4th Street
Chickasha, OK 73018

Community Development

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 7/1/22

1. Applicant(s) Name: Micah McCarty

Address: 2125 w Dakota Ave Chickasha OK 73018

Phone: 405-613-4824

2. Legal Description of subject property: S 8.5 acres of (E ½, SE ¼, SE ¼) of section 29, township 7 north, range 7 W of Indian meridian, Grady County, Oklahoma aka 602 s 22nd st, Chickasha Ok 73018

3. Address of subject property: 602 s 22nd st Chickasha OK 73018

4. Present zoning of subject property: R1

5. Physical Characteristics of Subject Property:

Frontage on Street: _____

Lot Depth: _____

Drawing Attached: x YES _____ NO

6. Proposed Use for the Property: Residential single family home eventually (approximately two years from now). For now we simply want to build a storage building on the existing slab and access the property from s 22nd st as the address describes. See drawing.

7. Public Utilities Which Serve the Property:

Street, Surface Material: No current street access

City Water: x YES _____ NO, then list source of water _____

City Sanitary Sewer: _____ YES x NO, then list provider no current sewer access nor is access available at proposed home location

8. Number of Off-Street Parking Spaces: n/a

Surface Material of Parking Spaces: _____

9. Abstractors Certified Property Owners List Provided: _____ YES x NO

10. Owner of Record: Micah McCarty

Address: 2125 w Dakota Ave Chickasha OK 73018 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:

Date:

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

E-mail: rachel.bernish@chickasha.org

4:23 PM Mon Jul 4

57%



Search here



S22ndSt

w drive off
f 22nd St. to
ter to actual
dress of property

existing slab
and proposed site
of storage building.

Google

©2022 Google





To: Property Owners within 300 feet of 602 S 22nd Street

Legal Description: The South 8.5 Acres of the East Half of Southwest Quarter of Southwest Quarter (E1/2 SE1/4 SW1/4) of Section 29, Township 7 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma

Location: 602 S 22nd Street

From: Community Development

Date: October 17, 2022

Applicant: Micah McCarty

Re: Use On Review for 602 S 22nd Street to allow oversized accessory building, an accessory building on a lot separate from the main structure, an accessory building in front of the main structure after constructed, and an accessory building which will not meet the façade requirements.

Public hearings have been scheduled regarding the request for a use on review for 602 S 22nd Street.

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

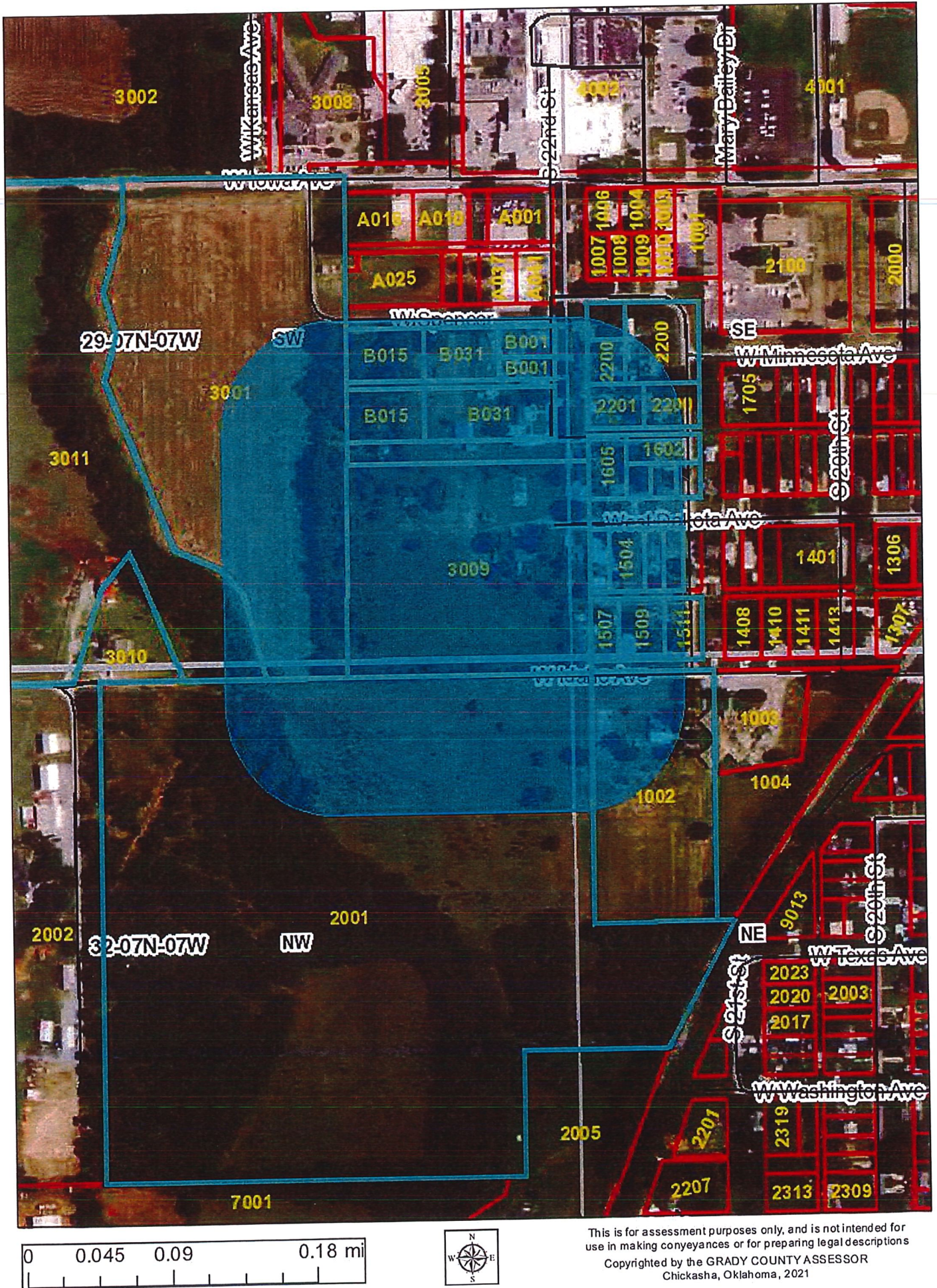
and the **City Council** meeting on **December 5, 2022 at 6:30 PM** in the City Council Chambers Room. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meetings, may be entered into the record.

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

Title



Legal Publication
(Published in The Express-Star October 20th,
2022)
From: Community Development
Applicant: Micah McCarty
Re: Use on Review for 602 S 22nd Street for an
Oversized building, Building location, Use
Changes
Location: 602 S 22nd Street
Legal: The South 8.5 Acres of the East Half of
the Southwest Quarter of the Southwest Quarter
(E1/2SE1/4SW1/4) of Section 29, Township 7
North, Range 7 West of the Indian Meridian,
Grady County, Oklahoma.
When: Planning Commission November 8,
2022 at 4 pm in the City of Chickasha City
Council Chambers, City Council Hearing will
be December 5, 2022 at 6:30 PM in the City
Council Chambers.
Please contact community development with
questions or concerns. 405-222-6010;
rachel.bernish@chickasha.org

Proof of Publication

~~In the District Court of Grady County, State of Oklahoma~~

Case No: 602 S 22nd Street

Affidavit of Publication

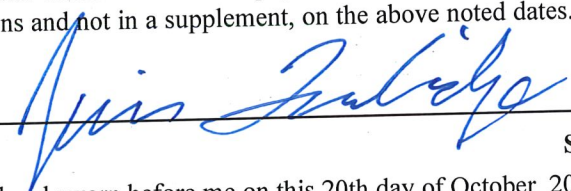
State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha
Daily Express, do solemnly swear that the attached advertisement was
published in said paper as follows:

1st Publication

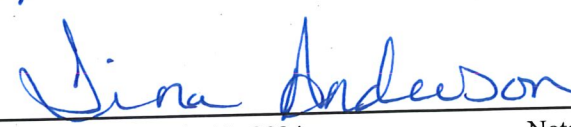
October 20, 2022

That said newspaper is Weekly, in the city of Chickasha, Grady County,
Oklahoma, a Weekly newspaper qualified to publish legal notices,
advertisements and publications as provided in Section 106 of Title 25,
Oklahoma Statutes 1971, as amended, and complies with all other
requirements of the laws of Oklahoma with reference to legal
publications.

That said Notice, a true copy of which is attached hereto, was published
in the regular edition of said newspaper during the period and time of
publications and not in a supplement, on the above noted dates.


Signature

Subscribed and sworn before me on this 20th day of October 2022.


My commission expires July 10, 2024.

Notary Public
Commission #

20008340

Cost of Publication \$ 17.85

Ad # 00509738

Acct # 23151928

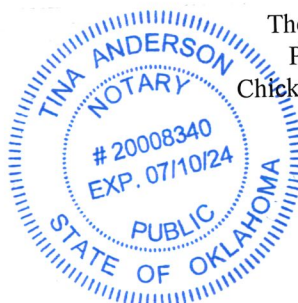
Copies: 1

PAY TO

The Express Star
PO Drawer E
Chickasha, OK 73023

A copy of this affidavit of publication
was delivered to the Office of the
Grady County Court Clerk on
October 20, 2022.

Please include the case number on
your check.



SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

The Undersigned, lawfully bonded abstracters in and for said County and State, hereby certify that the foregoing attached sheets contain a true and complete list of all property owners owning property with in a 300 foot radius of the following described premises, to wit:

The South 8.5 acres of the East Half of Southeast Quarter of Southwest Quarter (E½ SE¼ SW¼) of Section 29, Township 7 North, Range 7 West of the Indian Meridian, Grady County, Oklahoma,

as such list appears in the records of the County Treasurer of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 19th day of September, A.D. 2022
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By 
Asst. Mgr.

ORDER #67304

Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.d.

**AGENDA ITEM: Public Hearing to Discuss and Consider the Use on Review permit for a Tattoo Parlor
421 W Chickasha Avenue.**

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:
November 8, 2022

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the Use on Review Application for a Tattoo Parlor at 421 W Chickasha Ave for Applicant Garrett Hall.

I. BACKGROUND/DESCRIPTION:

This is a use on review permit to allow a Tattoo parlor in the historical downtown zoning district at 421 W Chickasha.

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:
November 8, 2022

V. ATTACHMENTS:

- 20221031160408952



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: 8/9/2022

1. Applicant(s) Name: Garrett Hall

Address: 1405 State Highway 92 Amber, OK. 73004

Phone: 405-274-4176

2. Legal Description of subject property: All lots 12-13-14 B1K 47 CHICKASHA OT

3. Address of subject property: ~~423 1/2 W Chickasha Ave Chickasha OK 73018~~ 421 W. Chickasha

4. Present zoning of subject property: C2 - Historic

5. Physical Characteristics of Subject Property:

Frontage on Street: _____
Lot Depth: 423 1/2 ON EAST SIDE OF Building 421 W. Chickasha
Drawing Attached: _____ YES _____ NO

6. Proposed Use for the Property: Tattoo Studio

7. Public Utilities Which Serve the Property:

Street, Surface Material: PSO

City Water: y YES _____ NO, then list source of water _____

City Sanitary Sewer: y YES _____ NO, then list provider _____

8. Number of Off-Street Parking Spaces: 4

Surface Material of Parking Spaces: ASPHALT

9. Abstractors Certified Property Owners List Provided: _____ YES _____ NO

10. Owner of Record: Pam Reed

Address: _____ Phone Number: 405-370-0014

11. \$330.00 Application Fee Paid: _____ YES _____ NO

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

Legal Publication
(Published in The Express-Star October 20th, 2022)
From: Community Development
Applicant: Garrett Hall
Re: Use on Review for 421 W Chickasha Avenue for a Tattoo Parlor.
Location: 421 W Chickasha Avenue.
Legal: All Lots 12-13-14 Block 47 Chickasha OT
When: Planning Commission November 8, 2022 at 4 pm in the City of Chickasha City Council Chambers, City Council Hearing will be November 21, 2022 at 6:30 PM in the City Council Chambers.
Please contact community development with questions or concerns. 405-222-6010; rachel.bernish@chickasha.org

Proof of Publication

In the District Court of Grady County, State of Oklahoma

Case No: 421 W Chickasha Ave

Affidavit of Publication

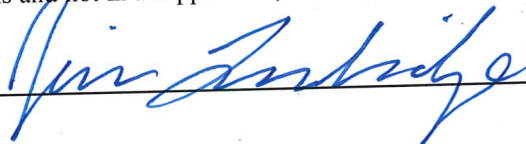
State of Oklahoma, County of Grady, ss:
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication

October 20, 2022

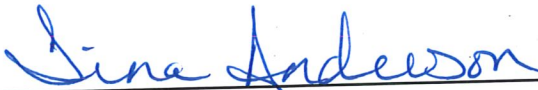
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That said Notice, a true copy of which is attached hereto, was published in the regular edition of said newspaper during the period and time of publications and not in a supplement, on the above noted dates.



Signature

Subscribed and sworn before me on this 20th day of October 2022.



My commission expires July 10, 2024.

Notary Public
Commission #

20008340

Cost of Publication \$ 13.35

Ad # 00509737

Acct # 23151928

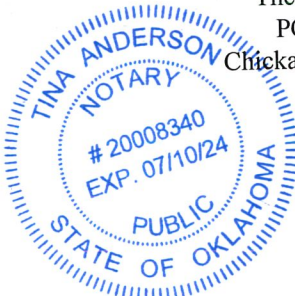
Copies: 1

PAY TO

The Express Star
PO Drawer E
Chickasha, OK 73023

A copy of this affidavit of publication was delivered to the Office of the Grady County Court Clerk on October 20, 2022.

Please include the case number on your check.



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	Print-Friendly Page COUNTY ASSESSOR TAX ROLLS PERSONAL INFORMATION REED, PAMELA 675 COUNTY ROAD 1320		REAL PROPERTY INFORMATION Parcel C001-00-047-012-0-000-00 Add/Sec/Twn/Rge C001 00 047 012 Acres/Ag Acres/Use 0.00/0 UrbanCom Property 423 W CHICKASHA Location CHICKASHA Book & Page 4130 512 DocStamps \$0.00	
	CHICKASHA OK 73018		GROSS ASSESSED VALUE (What is this?) Land Market Value \$7,097.00 Land Assessed Value \$781.00 Improvements Market Value \$151,054.00 Improvements Assessed Value \$16,616.00 Misc. Market Value \$0.00 Misc. Assessed Value \$0.00 Mobile Home Market Value \$0.00 Mobile Home Assessed Value \$0.00	
	PHOTOS		LEGAL DESCRIPTION 28-07-07-30100 ALL LOTS 12-13-14 BLK 47 CHICKASHA-OT	
				
	Larger View			
				
	Larger View			
	PROVIDED BY: Bari Firestone Grady County Assessor		DATA LAST UPDATED: 08-31-2022 12:27:08	
	326 Choctaw Chickasha, OK 73018 (405) 224-4361			



To: Property Owners within 300 feet of 421 W Chickasha Avenue

Legal Description: All Lots 12-13-14 BLK 47 Chickasha-OT

Location: 421 W Chickasha Avenue

From: Community Development

Date: October 17, 2022

Applicant: Garrett Hall

Re: Use On Review for 421 W Chickasha Avenue to allow a Tattoo Parlor.

Public hearings have been scheduled regarding the request for a use on review for 421 W Chickasha Avenue.

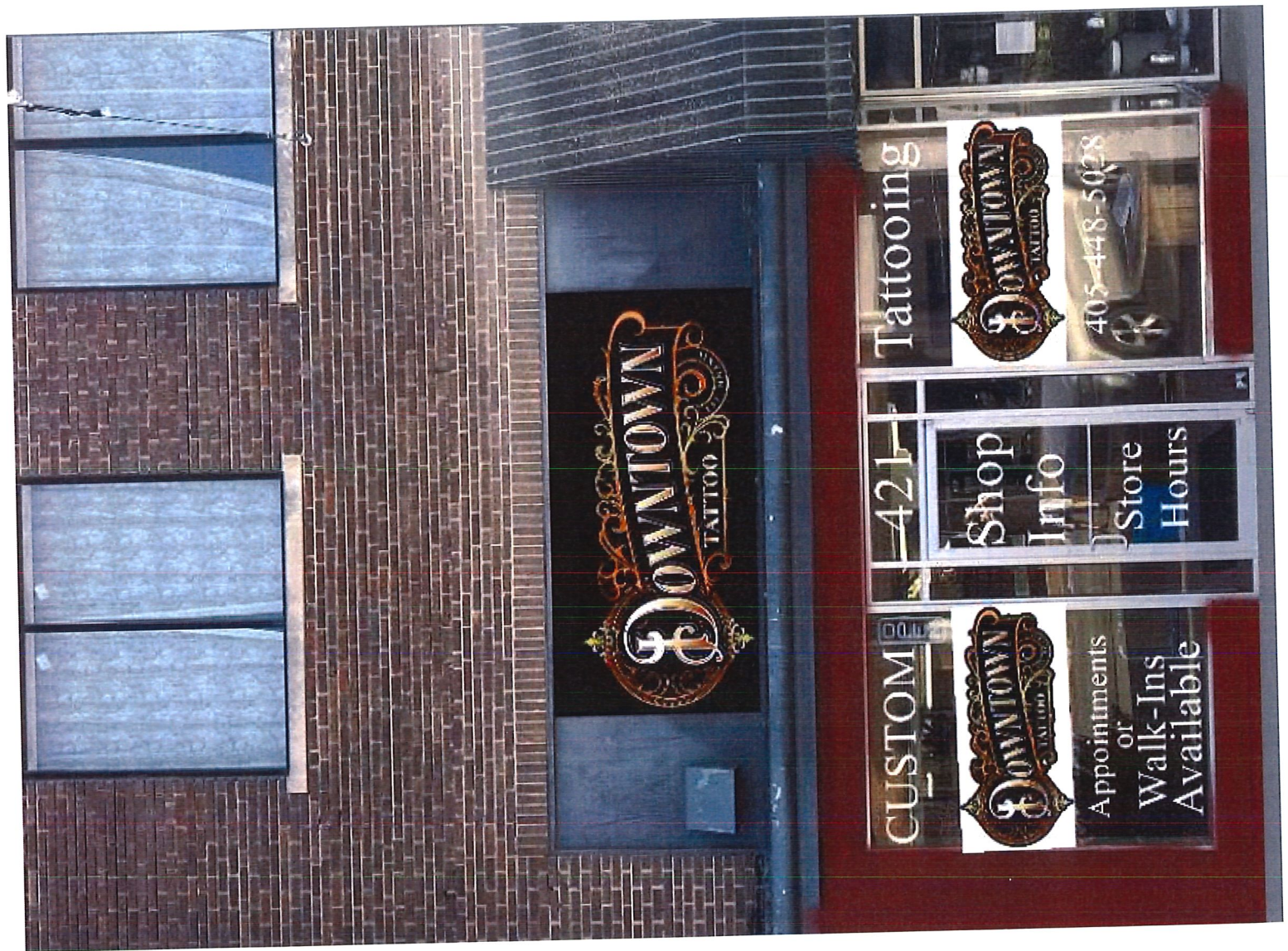
If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **November 8, 2022 at 4:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

and the **City Council** meeting on **November 21, 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



Hello, my name is Garrett Hall and I have been a tattoo artist for 20 yrs. Majority of my clients are from the Grady County area. I would like to relocate my Studio in Newcastle to Downtown Chickasha. The reason I chose Downtown is because the building. Tattoos shops, per state regulations, have certain rules and guidelines that must be in place in order to operate safely. For instance, running hot and cold water in each workstation, a 7ft divider wall between workstations, as well as a minimum of 45 sq ft of workspace. This building already has all that done. I would not be able to open for business elsewhere, if I had to remodel a location fit for a safe, clean tattoo environment. Therefore, I would like to be in Downtown Chickasha.

My goal as a business owner in Chickasha is simple. I would like to offer a safe, clean environment for the community to come get world class tattoos. My crew and I are looking forward to bringing a safe, Clean and professional service to Chickasha.

Thank you,

Garrett Hall



City of
CHICKASHA

Meeting Type: Planning Commission 11/8/22

Meeting Date: 11/8/2022

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public hearing to Discuss and Consider the Land Development Code

I. BACKGROUND/DESCRIPTION:

Follow up from our previous meeting, did not attached the document to again since this was given out at the last planning meeting.

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

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

V. ATTACHMENTS: