



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, May 9, 2023, 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 April 11, 2023 Meeting
- b. Public hearing to discuss and consider Zoning Special Exemption to allow Equine and Goats at 2420 S 24th Street for applicants Davina and Roosevelt May.
- c. Discussion, Consideration and Possible action to approve the Zoning Special Exemption to allow Equine and Goats at 2420 S 20th Street for Applicant Davina and Roosevelt May.
- d. Public hearing to discuss and consider the request for a Use On Review for a Day Care located at 1128 S 5th Street for applicants Terry and Kimberly Cole
- e. Discussion, consideration and possible action to approve the Use on Review Permit for 1128 S 5th Street for Applicants Terry and Kimberly Cole
- f. Public hearing to discuss and consider the rezoning for 1502 Missouri for applicant Michael McGill
- g. Discussion, Consideration and Possible action to approve the rezoning for 1502 Missouri for Michael McGill.

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the minutes from the April 11, 2023 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:
May 9, 2023

V. ATTACHMENTS:

1. Minutes for City Planning 4-11-23

PLANNING COMMISSION MEETING

4/11/2023 at: 4:00 pm

1. Call meeting to order: 4 pm

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

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

Absent:

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

Citizens Present: Jeremy Reed, Kelsey Reed, Jerry Reed, Glenna Laird

2. Meeting Items

- a. Discussion, consideration, and possible action to approve the minutes of the March 14, 2023, meeting.

***Motion by: Glenn Snedeker and second by Mike Mosley to approve minutes of Planning Commission meeting.**

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

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

Nays:

Abstain:

- b. Public hearing to discuss and consider a Special Use Permit for a Manufactured Home at 2920 S. Norge Road for Applicant Jerry Reed and Glenda Laird.**

Hearing opened: 4:02

Hearing closed: 4:07

- c. Discussion, consideration, and possible action to approve the Special Use Permit for 2920 S. Norge Road for a Manufactured Home for Applicant Jerry Reed and Glenda Laird.**

***Motion by: James Schoppa and second by Mike Mosley to approve**

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

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

Nays:

Abstain:

Motion carries: Passed

- d. Public hearing to discuss and consider the Rezoning and Use on Review Application at 402 W. Almar Drive for an RV Park for applicants Glenn Snedeker and Gina Snedeker.**

Hearing opened: 4:08

Hearing closed: 4:08

- e. Discussion, consideration, and possible action to approve the rezoning of 402 W. Almar Drive for Applicant Glenn and Gina Snedeker.**

Motion by: Mike Mosley and **second by** James Schoppa to **approve**.

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

Ayes: James Schoppa, John Grote, Mike Mosley

Nays:

Abstain: Glenn Snedeker

Motion carries: Passed

- f. **Discussion, consideration, and possible action to approve the Use on Review Permit for RV Park at 402 W Almar Drive for applicants Glenn and Gina Snedeker**

Motion by: Mike Mosley and second by James Schoppa to approve.

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

Ayes: John Grote, James Schoppa, Mike Mosley

Nays:

Abstain:

Motion carries: Passed

3. Motion to Adjourn: Mike Mosley, Glenn Snedecker

***Motion by: Mike Mosley and second by Glenn Snedeker to approve**

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

Nays:

Abstain:

Motion carries: Passed



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider Zoning Special Exemption to allow Equine and Goats at 2420 S 24th Street for applicants Davina and Roosevelt May.

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:
May 9, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the Zoning Special Exemption to allow Equine and Goats at 2420 S 20th Street for Applicant Davina and Roosevelt May.

I. BACKGROUND/DESCRIPTION:

This zoning special exemption is to allow 4 horses and 8 female goats.

This property is zoned r-1

This zoning exemption will be for the first 7.5 acres. The remaining parcel will be presented should this pass, making the property a total of 15 acres.

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:
May 9, 2023

V. ATTACHMENTS:

1. 2420 S 20th Zoning exempt.



APPLICATION FOR ZONING EXEMPTION

Applicant(s) Name: ROOSEVELT & DAVINA MAY

Address: 2420 S. 24th Street

Phone: 214.734.5494 / 972.816.4704

Legal Description: _____

Address of subject property: 2420 S. 24th Street

Present zoning of subject property: R1

Proposed zoning of subject property: R1

Physical Characteristics of subject property: 15 acre residential Prop

Frontage on Street: _____

Lot Depth: _____

Drawing Attached: _____ YES ☒ NO

Proposed Use for the Property: request special exemption for 4 horses & 8 female goats

Public Utilities Which Serve the property: None

Street, Surface Material: _____

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

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

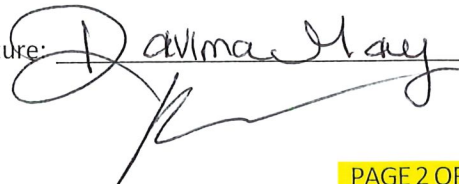
Number of Off-Street Parking Spaces: _____

Surface Material of Parking Spaces: _____

Owner of Record: ROOSEVELT & DAVINA MAY

Address: 2420 S. 24th Street Phone Number: 214.734.5494 OR 972.816.4704

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

Applicant(s) Signature:  Date: 03.21.2023

March 27, 2023

City of Chickasha
Community Development

RE: 2420 S 24th Street
Process & Procedures Zoning Special Exemption Request

Please accept this letter as a request to grant a Special Exemption for Roosevelt & Davina May to allow their 4 horses and 8 female Boer goats to be housed on the property located at 2420 S 24th Street, Chickasha, OK 73018.

If additional information is needed please feel free to contact Roosevelt (214-734-5494) or Davina (972-816-4704).

We appreciate your help in this matter and look forward to becoming a part of the Chickasha community.

Warmly,

Roosevelt & Davina May

Cochran Abstract Company

314 West Choctaw Avenue
Chickasha, OK 73018

Invoice

61677

Date 3/28/2023

Bill To

Roosevelt & Davina May

Ship To

Abstract #	Order #
	68285

Customer Ref #

Item	Description	Qty	Price	Amount
Owner's List	tr comm NE/C 5-6-7 th W 3307.05' th S 826.70' to pob th W 661.77' th S 493.51' th E 661.99' th N 493.51' to pob		75.00	75.00
WE ARE A NO BUST ABSTRACT COMPANY. ABSTRACTS MAY BE RETURNED WITH \$150.00 CANCELLATION FEE.				

Cochran Abstract Company
orders@cochranabstract.com

Phone 405-224-6360
Fax 405-222-4350

Total	\$75.00
Payments/Credits	\$0.00
Balance Due	\$75.00

SPECIAL CERTIFICATE

STATE OF OKLAHOMA }
 }
COUNTY OF GRADY } SS:

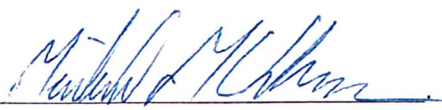
The Undersigned, lawfully bonded abstracters in and for said County and State, hereby
certify that the attached sheets contain a true and complete list of all property owners within a 300
foot radius of the following described property:

05-06-07-25560 COMM. NE/C, TH N 89 DEG 50 MIN 17.2 SEC W 3307.05 TH S 0 DEG 13 MIN 46.3
SEC W 826.70' TO POB., TH N 89 DEG 51 MIN 24.6 SEC W 661.77', TH S 0 DEG 15 MIN 16.2 SEC W
493.51', TH S 89 DEG 51 MIN 24.5 SEC E 661.99', TH N 0
DEG 13 MIN 46.3 SEC E 493.51' TO POB.

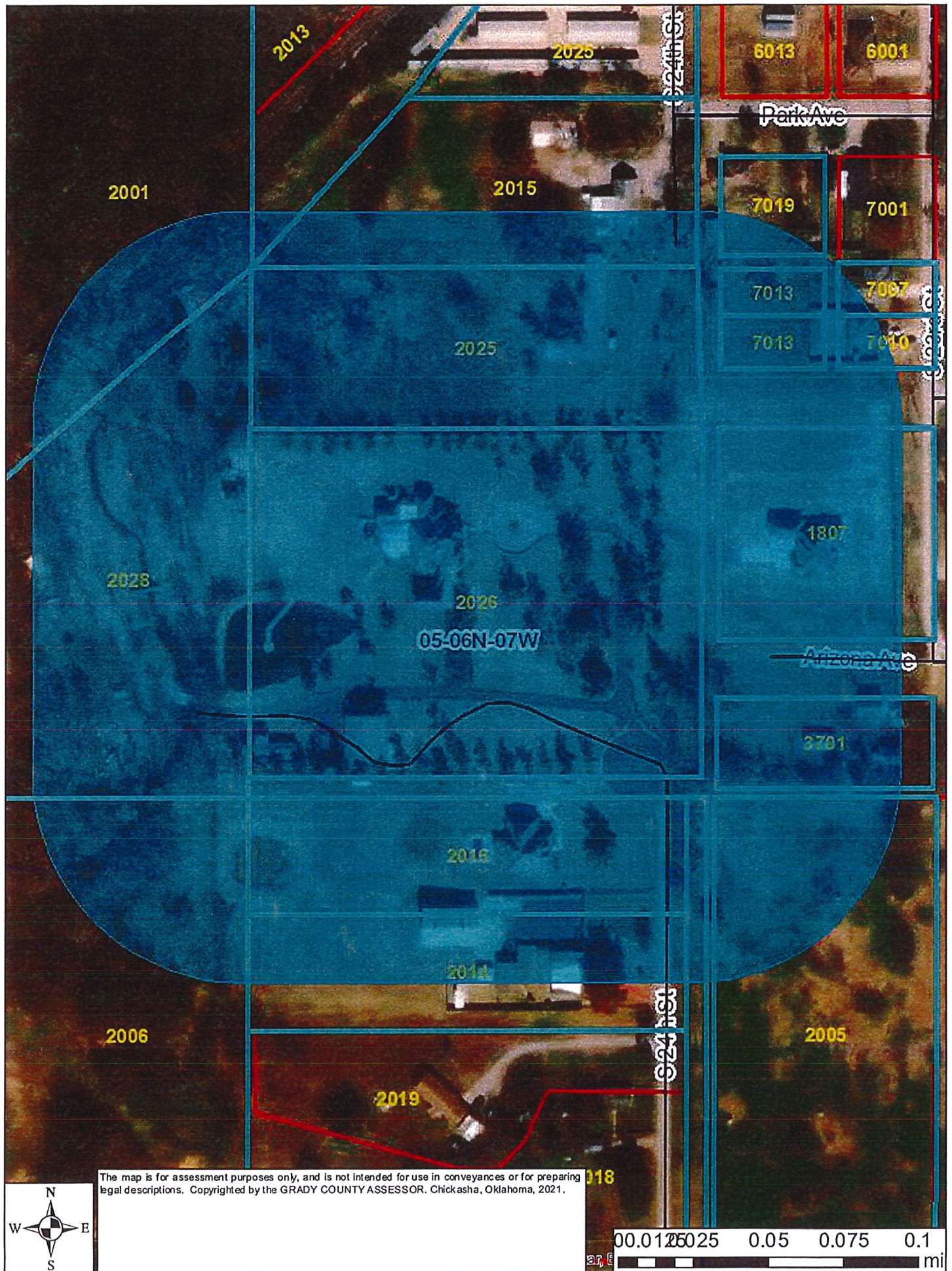
as such list appears in the Certified Tax Rolls of Grady County, Oklahoma.

Dated at Chickasha, Oklahoma, this 28th day of March, A.D. 2023
at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By 
Asst. Mgr.

Title





To: Property Owners within 300 feet of 2420 S 24th Street.

Legal Description: 05-06-07-25560 COMM. NE/C, TH N 89 DEG 50 MIN 17.2 SEC W 3307.05 TH S 0 DEG 13 MIN 46.3 SEC W 826.70' TO POB., TH N 89 DEG 51 MIN 24.6 SEC W 661.77', TH S 0 DEG 15 MIN 16.2 SEC W 493.51', TH S 89 DEG 51 MIN 24.5 SEC E 661.99', TH N 0 DEG 13 MIN 46.3 SEC E 493.51' TO POB. (7.5 AC)

Location: 2420 S 24th Street Chickasha, Oklahoma

From: Community Development

Date: April 7, 2023

Applicant: Roosevelt and Davina May

Re: Zoning Special Exemption to Allow Equine and Goats.

Public hearings have been scheduled regarding the request for a zoning special exemption to allow 4 horses and 10 female goats.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **May 9, 2023 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 **May 15, 2023 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 Management Director
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public hearing to discuss and consider the request for a Use On Review for a Day Care located at 1128 S 5th Street for applicants Terry and Kimberly Cole

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:
May 9, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration and possible action to approve the Use on Review Permit for 1128 S 5th Street for Applicants Terry and Kimberly Cole

I. BACKGROUND/DESCRIPTION:

This building was previously a church.

This is now going to be a day care

This is a use to review allowable use when approved by the planning commission and city council.

II. RECOMMENDED ACTION:

staff recommends to approve

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: May 9, 2023	(From)		

V. ATTACHMENTS:

1. use on review 1128 s 5th



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: 3/27/23

1. Applicant(s) Name: Terry Cole Jr. & Kimberly Cole / Cole Rental 2 LLC
Address: PO Box 1234 Blanchard, OK 73010 / 2111 CS 2974 Blanchard, OK 73000
Phone: (405) 921-0169
2. Legal Description of subject property: Lot 4 in Block 230 to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof
3. Address of subject property: 1128 S. 5th St. Chickasha, OK 73018
4. Present zoning of subject property: R-2
5. Physical Characteristics of Subject Property:
Frontage on Street: 75 ft & 165 ft.
Lot Depth: 165 ft
Drawing Attached: _____ YES ☒ NO ☐
6. Proposed Use for the Property: Daycare
7. Public Utilities Which Serve the Property:
Street, Surface Material: paved city street
City Water: ☒ YES _____ NO, then list source of water _____
City Sanitary Sewer: ☒ YES _____ NO, then list provider _____
8. Number of Off-Street Parking Spaces: 8-10
Surface Material of Parking Spaces: grass (we will do concrete parking, when we remodel)
9. Abstractors Certified Property Owners List Provided: ☒ YES _____ NO
10. Owner of Record: Cole Rental 2 LLC
Address: PO Box 1234 Blanchard, OK 73010 Phone Number: (405) 921-0169
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: 3/27/23

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

E-mail: rachel.bernish@chickasha.org

Rachel Bernish

From: Kimberly Cole <nov8th2011@aol.com>
Sent: Monday, March 27, 2023 11:13 AM
To: Rachel Bernish
Subject: Use on Review Application
Attachments: IMG_20230327_0001.pdf

I have attached our application for use on review. My husband and I bought this church in hopes to remodel it into a day care for our young adult children to run(they currently work at a mothers day out and love working with children). We will be a landlord to our children. Our children will be the ones with the daycare license and everything that goes along with it. We own several rental properties in Chickasha and Blanchard.

I will be by the City office shortly to pay the \$330.00 fee.

Have a Blessed Day,

Kimberly Cole

T. Cole Construction L.L.C.
P.O. Box 1234
Blanchard, OK 73010
(405) 921-0169



To: Property Owners within 300 feet of 1125 S 5th Street.

Legal Description: Lot 4 in Block 230 to the City of Chickasha, Grady County, Oklahoma.

Location: 1128 S 5th Street

From: Community Development

Date: April 7, 2023

Applicant: Terry and Kimberly Cole

Re: Use on Review application for a Day Care facility.

Public hearings have been scheduled regarding the request for a use on review permit for a day care facility at 1128 S 5th Street.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **May 9, 2023 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 **June 5, 2023 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 Management Director
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public hearing to discuss and consider the rezoning for 1502 Missouri for applicant Michael McGill

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:
May 9, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 5/9/23

Meeting Date: 5/9/2023

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the rezoning for 1502 Missouri for Michael McGill.

I. BACKGROUND/DESCRIPTION:

The property owner is wanting to expand OK Carpet towards Florida and add an addition to their current building.

This is a 40 by 50 foot parcel. It will need to be C1 for the OK Carpet to expand.

II. RECOMMENDED ACTION:

staff recommends to approve

III. FISCAL INFORMATION -

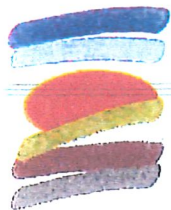
IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		
May 9, 2023			

V. ATTACHMENTS:

1. 1502 Missouri Rezone



APPLICATION FOR ZONING CHANGE

Applicant(s) Name: MICHAEL R MCGILL

Address: 1502 MISSOURI

Phone: 405-222-8971

Legal Description: see certificate

Address of subject property: 1502 MISSOURI

Present zoning of subject property: R-1 (church parking lot)

Proposed zoning of subject property: C-1

Physical Characteristics of subject property: GRASS LOT

Frontage on Street: 40'

Lot Depth: 50'

Drawing Attached: ☒ YES ☐ NO

Proposed Use for the Property: 2 CAR GARAGE 24'x45'

Public Utilities Which Serve the property: PSO OGE CITY

Street, Surface Material: PAVED

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

City Sanitary Sewer: ☒ YES ☐ NO, then list provider _____

Number of Off-Street Parking Spaces: _____

Surface Material of Parking Spaces: CEMENT

Owner of Record: CHURCH OF GOD

Address: 1101 S 16th Phone Number: _____

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

Applicant(s) Signature: Michael McGill Date: 3-1-11

TO. CORE ENFORCEMENT

Need zoning change to LOT
NORTH OF 1502 MISSOURI PROPERTY
Approx 40' x 50 WILL BUILD 24' x 45'
GARAGE EXTENSION FOR STORAGE
OF CARS AND TRUCKS.

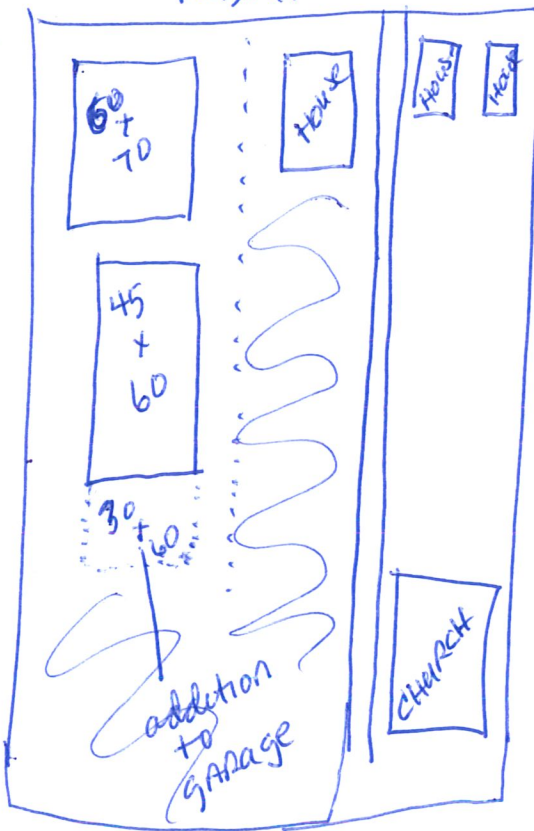
THANK

MIKE MCGILL

MISSOURI

15th

16th



FLORIDA

grass



To: Property Owners within 300 feet of the lot directly north of 1502 W Missouri Ave.

Legal Description: The East 81.9 feet of the South 50 Feet of Lot Two (2), and the East 81.9 feet of Lot Three (3) in Block Two Hundred Forty (240) in the City of Chickasha, Grady County, Oklahoma.

Location: Lot Directly north of 1502 W Missouri Ave.

From: Community Development

Date: April 7, 2023

Applicant: Mike McGill

Re: Rezoning Request from r-1 Residential to c-1 Local Commercial

Public hearings have been scheduled regarding the request for a rezoning for the lot directly north of 1502 W Missouri Ave.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **May 9, 2023 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 **June 5, 2023 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 Management Director
405-222-6010
Rachel.bernish@chickasha.org
117 N 4th Street
Chickasha, OK 73018