



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 14, 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 October 10, 2023 Meeting
- b. Public Hearing to discuss and consider the Oversized Building request for 201 Saint James Place for applicants Charlie and Angie Burruss.
- c. Discussion, consideration and possible action to approve the Oversized Building request for 201 Saint James Place for applicant Charlie and Angie Burruss.

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning Commission 11/14/23

Meeting Date: 11/14/2023

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, consideration and possible action to approve the minutes from the October 10, 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:
November 14, 2023

V. ATTACHMENTS:

1. Planning Commision Min 10-10-2023_

**NOTICE OF MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

PLANNING COMMISSION MEETING

October 10, 2023

1. Call meeting to order: 4:00pm

Roll Call: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, And James Schoppa.
Vaughn Wand (alternate), Joe Hutmacher (alternate)

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

Absent

Staff Present: Rachel Bernish, Assistant City Manager, Kelly Deatherage, Permit Technician, Ketih Johnson, City Manager

Citizens: Jason Spencer(Crafton Tull)

2. Meeting Items:

- a. **Discussion, Consideration and Possible action to approve the minutes from the September 12, 2023, meeting.**

***Motion by: Schoppa and second by Mosley to approve minutes from the September 12, 2023, meeting.**

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

Ayes: Mosley, Smith, Snedeker, Schoppa and Grote

Nays:

Abstain:

b. Public hearing to discuss and consider the Preliminary Plat for Haven Point for applicant Remington Properties

- **Public Hearing Opened: 4:02PM**

- **Public Hearing Closed: 4:03PM**

c. Discussion, Consideration and Possible action to approve the Preliminary Plat for Haven Point for applicant Remington Properties.

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

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

Ayes: Mosley, Smith, Snedeker, Schoppa and Grote

Nays:

Abstain:

d. Discussion, Consideration and Possible action to adopt the planning commission handbook.

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

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

Ayes: Mosley, Smith, Snedeker, Schoppa and Grote

Nays:

3. Motion to adjourn meeting: 4:12 PM

***Motion: Snedeker and seconded by Schoppa to adjourn meeting.**

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

Ayes: Mosley, Smith, Snedeker, Schoppa and Grote

Nays:

Abstain:



City of
CHICKASHA

Meeting Type: Planning Commission 11/14/23

Meeting Date: 11/14/2023

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the Oversized Building request for 201 Saint James Place for applicants Charlie and Angie Burruss.

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 14, 2023

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 11/14/23

Meeting Date: 11/14/2023

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the Oversized Building request for 201 Saint James Place for applicant Charlie and Angie Burruss.

I. BACKGROUND/DESCRIPTION:

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized building to be built on a parcel of land located at 201 St. James Place Chickasha, Ok 73018. The proposed building is going to be a pool house with storage. The pool house will be constructed with 9ft ceilings and be approximately 1121 SQ FT. The building will be located approximately 57'- 10" from the existing house and 8' from the existing fence at the shortest point.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: November 14, 2023	(From)		

V. ATTACHMENTS:

1. 201 Saint James Place PC

Burruss

201 Saint James Place Chickasha, Oklahoma 73018-7122 (405) 224-4086

Thursday October 5th, 2023

City of Chickasha
Attention: Ms. Rachel Bernish
117 N 4th Street
Chickasha, Oklahoma 73018

Dear Ms. Bernish,

We would like to propose a pool house to be constructed in our backyard on our second lot. The main function would be just that a pool house; that would accommodate our family's needs. It may also provide storage for the many toys, equipment, and outdoor furniture accessories that one has with a pool in the off season.

Thank you for your consideration.

Sincerely,



Angie Burruss

Proof of Publication

Legal Publication
(Published in The Express-Star October 5, 2023)

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, November 14th, 2023, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Charley and Angie Burress requesting an oversized building exception.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized building to be built on a parcel of land located at 201 St. James Place Chickasha, Ok 73018. The proposed building is going to be a pool house with storage. The pool house will be constructed with 9ft ceilings and be approximately 1121 SQ FT. The building will be located approximately 57'-10" from the existing house and 8' from the existing fence at the shortest point.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing or at the city council meeting on October 16, 2023, and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.Bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickasha.org should you have any questions regarding this petition.

Public Notice

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

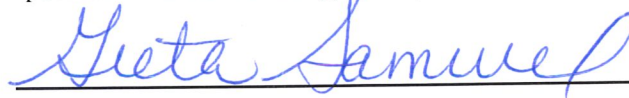
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

1st Publication

October 5, 2023

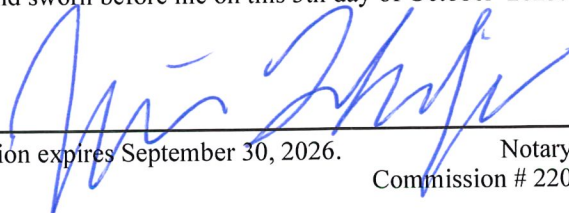
That said newspaper is Weekly, in the city of Chickasha, Grady County, Oklahoma, a Weekly newspaper qualified to publish legal notices, advertisements and publications as provided in Section 106 of Title 25, Oklahoma Statutes 1971, as amended, and complies with all other requirements of the laws of Oklahoma 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 5th day of October 2023.



My commission expires September 30, 2026.

Notary Public
Commission # 22013298

Cost of Publication \$ 34.95

Ad # 00514904

Acct # 23151928

PAY TO

The Express Star
PO Drawer E
Chickasha, OK 73023





NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR An OVERSIZED BUILDING

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, November 14th, 2023, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing is regarding the petition by Charley and Angie Burress requesting an oversized building exception.

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized building to be built on a parcel of land located at 201 St. James Place Chickasha, Ok 73018. The proposed building is going to be a pool house with storage. The pool house will be constructed with 9ft ceilings and be approximately 1121 SQ FT. The building will be located approximately 57'- 10" from the existing house and 8' from the existing fence at the shortest point.



Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing or at the city council meeting on October 16, 2023, and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bernish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, Oklahoma 73018.

Please call the Community Development Department at 405-222-6010 or email Rachel.Bernish@chickahsa.org should you have any questions regarding this petition.

Sincerely,

Rachel Bernish,
Assistant City Manager



City of
Chickasha
117 North 4th Street
Chickasha, OK 73018

Paid

Community Development

Due On: _____
Planning Commission Meeting Date: _____

CITY OF CHICKASHA
APPLICATION FOR USE ON REVIEW

DATE: 09-20-23

1. Applicant(s) Name: Arlyn Zerset - Charley + Angie Burriss
Address: 201 St James Place - Chickasha
Phone: 405-574-5070
2. Legal Description of subject property: _____
3. Address of subject property: 201 St James Place
4. Present zoning of subject property: Residential
5. Physical Characteristics of Subject Property:
Frontage on Street: St James Pl
Lot Depth: _____
Drawing Attached: ☒ YES ☐ NO
6. Proposed Use for the Property: Pool House
7. Public Utilities Which Serve the Property:
Street, Surface Material: Asphalt
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: Charley + Angie Burriss
Address: 201 St James Pl Phone Number: 405-410-3688
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: Arlyn Zerset Date: 09-20-23

117 North 4th Street, Chickasha, Oklahoma 73018 (405)222-6010 Fax No. (405)574-1015
E-mail: rachel.bernish@chickasha.org

SPECIAL CERTIFICATE
154870

RE:

Lots 13 & 15 in Block 1 in Mandeville Estates (Revised Plat) to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof.

THE FOLLOWING IS A LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY:

OWNER:

*James & Geneva Overman
1429 S. 19th St
Chickasha, OK 73018*

DESCRIPTION:

Lot 1 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*Matthew R. Thompson
202 St. James Place
Chickasha, OK 73018*

DESCRIPTION:

Lot 2 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*Larry J. Sevier & April Dawn Sevier Kile
702 Chickasha Ave
Chickasha, OK 73018*

DESCRIPTION:

Lot 3 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*Joe Bob & Nicon Nelson
304 Choctaw Ave
Chickasha, OK 73018*

DESCRIPTION:

Lots 4 & 5 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*The William & Brenda Holcomb Living Trust
211 St. James Place
Chickasha, OK 73018*

OWNER:

*Joe & Janie Spencer Living Trust
209 St. James Place
Chickasha, OK 73018*

DESCRIPTION:

Lot 9 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*Wade & Dollie Virginia Wade
Box 722520
Norman, OK 73070*

DESCRIPTION:

Lot 10 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

*Donald W. Riley Revocable Trust &
Janice M. Riley Revocable Trust
205 St. James Place
Chickasha, OK 73018*

DESCRIPTION:

Lot 11 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Frank E. & Jana K. Farmer, Jr.
203 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lot 12 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Charlie & Angie Burruss
201 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lots 13 & 15 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Ronald W. & Deborah A. Sterkel
200 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lot 14 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Gary & Jacqueline D. Coates Stowe
204 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 16 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

William & Christa Johnston
206 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 17 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Ricky L. & Patricia A. Bean
100 St. Charles Place
Chickasha, OK 73018

DESCRIPTION:

Lot 18 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Cody & Andrea Welchons
102 St. Charles Place
Chickasha, OK 73018

DESCRIPTION:

Lots 19 & 20 – LESS the North 3 feet of Lot 20 in Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Eugene R. & Kathy Lynn Sanders, Jr. Revocable Living Trust
215 Christopher
Chickasha, OK 73018

DESCRIPTION:

Lot 43 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Ty & Shawna Pool
213 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 44 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Nicholas & Rachel Youngman
209 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 45 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Stephen B. Wilmon Revocable Trust
2851 Country Club Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 46 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Judith Kay Fitch Crump Revocable Trust
205 Christophe Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 47 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Myron D. & Deena M. Ladymon
203 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 48 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

David R. & Pamela L. Brinkman
201 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 49 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Justin Warren Lister
111 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 50 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Kyle C. & Claire K. Ellis
109 Christopher
Chickasha, OK 73018

DESCRIPTION:

Lot 51 Block 1 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Marcus R. Thompson Revocable Trust
102 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lot 1 Block 3 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Steve V. & Janice G. Blasingame
104 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lot 2 Block 3 Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Tracie M. & Shane Harris
106 St. James Place
Chickasha, OK 73018

DESCRIPTION:

Lot 3 & part of Lot 4 beginning at the NE/corner of Lot 4; thence North 62°04'39" West 130.32 feet; thence South 39°25' West 18.31; thence South 40°51' East 143.73 feet; thence North 27°55'21" East 70.00 feet to the point of beginning in Block 3 of Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Carl R. & Ronda M. Crook
102 Christopher Drive
Chickasha, OK 73018

DESCRIPTION:

Lots 4 & 5 – LESS beginning at the NE/corner of Lot 4; thence North 62°04'39" West 130.32 feet; thence South 39°25' West 18.31; thence South 40°51' East 143.73 feet; thence North 27°55'21" East 70.00 feet to the point of beginning in Block 3 of Mandeville Estates to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Raymond L. & Sue Del Parish
104 Meadowdale Drive
Chickasha, OK 73018

DESCRIPTION:

Lots 11 & 12 Block 1 Fairview Heights Addition to the City of Chickasha, Grady County, Oklahoma

OWNER:

Bassm Alzoubi & Alhallee Lina Mohd Khamis
908 Lacy Wood Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 3 Block 4 Fairview Heights Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Ahmad & Haneen Alzoubi
104 Morningside Drive
Chickasha, OK 73018

DESCRIPTION:

Lot 4 – LESS the South 1 foot in Block 4 Fairview Heights Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Curtis M. & Kimberly A. Skinner &
Donna Kay Thompson
106 Morningside Drive
Chickasha, OK 73018

DESCRIPTION:

The South 1 foot Lot 4 & all Lot 5 Block 4 Fairview Heights Addition to the City of Chickasha, Grady County, Oklahoma.

Said properties are within the limits of the City of Chickasha, Grady County, Oklahoma. The following are the known utility companies and franchise holders:

- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

SS

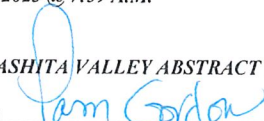
COUNTY OF GRADY

The undersigned lawfully Bonded Abstracters in and for said County and State, do hereby certify that the foregoing attached sheets contain a true and complete take-off of the names and addresses of the taxpayers of the real property opposite their names, according to the records in the office of the County Treasurer and County Assessor of Grady County, Oklahoma, for the calendar year of 2022.

The Abstracter does not pass on the validity or sufficiency of any instrument of record, nor the marketability of the title; nor do we assume any liability in the excess of \$200.00 in furnishing this report. Dated at Chickasha, Grady County, Oklahoma, this 1st day of September, 2023 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC

By


Pam Gordon