



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, December 10, 2024, 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 8th, 2024 meeting**
- b. **Public Hearing to discuss and consider the Oversized Building at 506 W Oregon for applicant Shawn Oliver**
- c. **Discussion, consideration and possible action to approve the Oversized Building for 506 W Oregon Ave for Applicant Shawn Oliver**
- d. **Public Hearing to discuss and consider the Right of Way Closure for the Canadian Valley Technology Center**
- e. **Discussion, consideration and possible action to approve the Right of Way Closure for the Canadian Valley Technology Center**
- f. **Public Hearing to discuss and consider the Use on Review for Sales of Alcohol for Aboud Sousou located at 234 E Grand Ave**
- g. **Discussion, consideration and possible action to approve the Use on Review for Sales of Alcohol for Aboud Sousou located at 234 E Grand Ave.**
- h. **Public Hearing to discuss and consider the Rezoning from R-1 to C-2 for Heidi Helping the Homeless/Heidi Harrison for Lots 8,9,10,11 Block 79 to the City of Chickasha (200 Block of W. Minnesota)**
- i. **Discussion, consideration and possible action to approve the Rezoning from R-1 to C-2 for Heidi Helping the Homeless/Heidi Harrison for Lots 8,9,10,11 Block 79 to the City of Chickasha (200 Block of W. Minnesota)**

3 Motion to Adjourn.

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the October 8th, 2024 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:
December 10, 2024

V. ATTACHMENTS:

1. 11.12.24 minutes

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

PLANNING COMMISSION MEETING

November 12, 2024

1. Call meeting to order: 4:01pm

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Present: Mosley, Ladd, Schoppa, Anderson, Adams

Absent:

Staff Present: Danielle Charles, Rachel Bernish, Darren Martin, Katrin Burton, Shae Mortimer

Citizens: Laura Bergey, Katie Fiddler

2. Meeting Items:

- a. Discussion, Consideration and Possible action to approve the minutes from the October 8th, 2024 meeting**

***Motion by: Anderson and second by Schoppa to approve minutes from the April 9, 2024 meeting.**

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain:

b. Public Hearing to discuss and consider the Chickasha Onward 2050 Comprehensive Plan

- **Public Hearing Opened: 4:03pm**
- **Public Hearing Closed: 4:07pm**

c. Discussion, consideration and possible action to approve the Chickasha Onward 2050 Comprehensive Plan

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

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain:

d. Public Hearing to discuss and consider the special use permit for an Oversized Building for the Police Department

- **Public Hearing Opened: 4:08pm**
- **Public Hearing Closed: 4:18pm**

e. Discussion, consideration and possible action to approve the special use permit for an Oversized Building for the Police Department

***Motion by: Ladd and second by Anderson to approve**

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain

f. Public Hearing to discuss and consider the petition by City of Chickasha to update Chapter 54, Article VIII

- **Public Hearing Opened: 4:19pm**
- **Public Hearing Closed: 4:30pm**

a. Discussion, consideration and possible action to table the petition by City of Chickasha to update Chapter 54, Article VIII

***Motion by: Anderson and second by Schoppa to table**

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain:

b. Public Hearing to discuss and consider the Preliminary plat for Replat Block 6, Country Manor Estates 2nd Addition

- **Public Hearing Opened: 4:30pm**
- **Public Hearing Closed:**

c. Discussion, consideration and possible action to approve the Preliminary plat for Replat Block 6, Country Manor Estates 2nd Addition

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

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain:

3. Motion to adjourn meeting: 4:32pm

***Motion by: Schoppa and second by Anderson**

Roll Call: Mike Mosley, Nita Ladd, James Schoppa, Eric Anderson, Alexis Adams

Ayes: Mosley, Ladd, Schoppa, Anderson, Adams

Nays:

Abstain:

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the Oversized Building at 506 W Oregon for applicant Shawn Oliver

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:
December 10, 2024

V. ATTACHMENTS:

1. Oversized bldg scanned 1
2. Oversized bldg scanned

We also wanted the ^{carpet} to store our lawn equipment
and BBQ pit from weather and make the yard more put together
and nice looking.

Shane

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, December 10th, 2024, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Shawn Oliver requesting an oversized building exception for an over-height and oversized exception at the following described property:

506 W Oregon Ave, Chickasha, OK 73018 - 33-07-07-21950 S 50' LOT 4 BLK 161 CHICKASHA-OT

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized, over-height building lean to cover to be attached to an existing building located at 506 W Oregon Ave, Chickasha, OK 73018. The proposed building is going to be a lean adding 240 sq ft to an existing building used as a cover for personal use such as BBQ area, covered space for lawn equipment so the yard looks more put together.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing 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, OK 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.

Sincerely,

Rachel Bernish,
Assistant City Manager



PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma
506 W OREGON 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:

11/14/2024

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.

Stephanie Baker
Signature

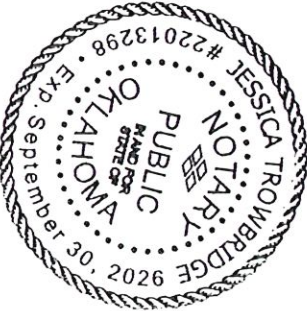
Subscribed and sworn before me on this 14th day of November, 2024

Jessica Trowbridge
Notary Public
My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 34.70

Ad # 70302 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published in
The Express-Star
November 14, 2024
1 time
LPXL P
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, December 10th, 2024, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Shawn Oliver requesting an oversized building exception for an over-height and oversized exception.
BRIEF DESCRIPTION OF REQUEST: The applicant wishes to be granted an exception for an oversized, over-height building lean to cover to be attached to an existing building located at 506 W Oregon Ave., Chickasha, Ok 73018. The proposed building is going to be a lean adding 240 sq ft to an existing building used as a cover for personal use such as BBQ area, covered space for lawn equipment so the yard looks more put together.
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.bemish@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.Bemish@chickasha.org should you have any questions regarding this petition.

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 50 feet of Lot Four (4) in Block One Hundred Sixty-one (161) to the City of Chickasha, Grady County, Oklahoma, according to the recorded plat thereof;

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

Dated at Chickasha, Oklahoma, this 23rd day of September, A.D. 2024 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By .

Asst. Mgr.

ORDER #71072

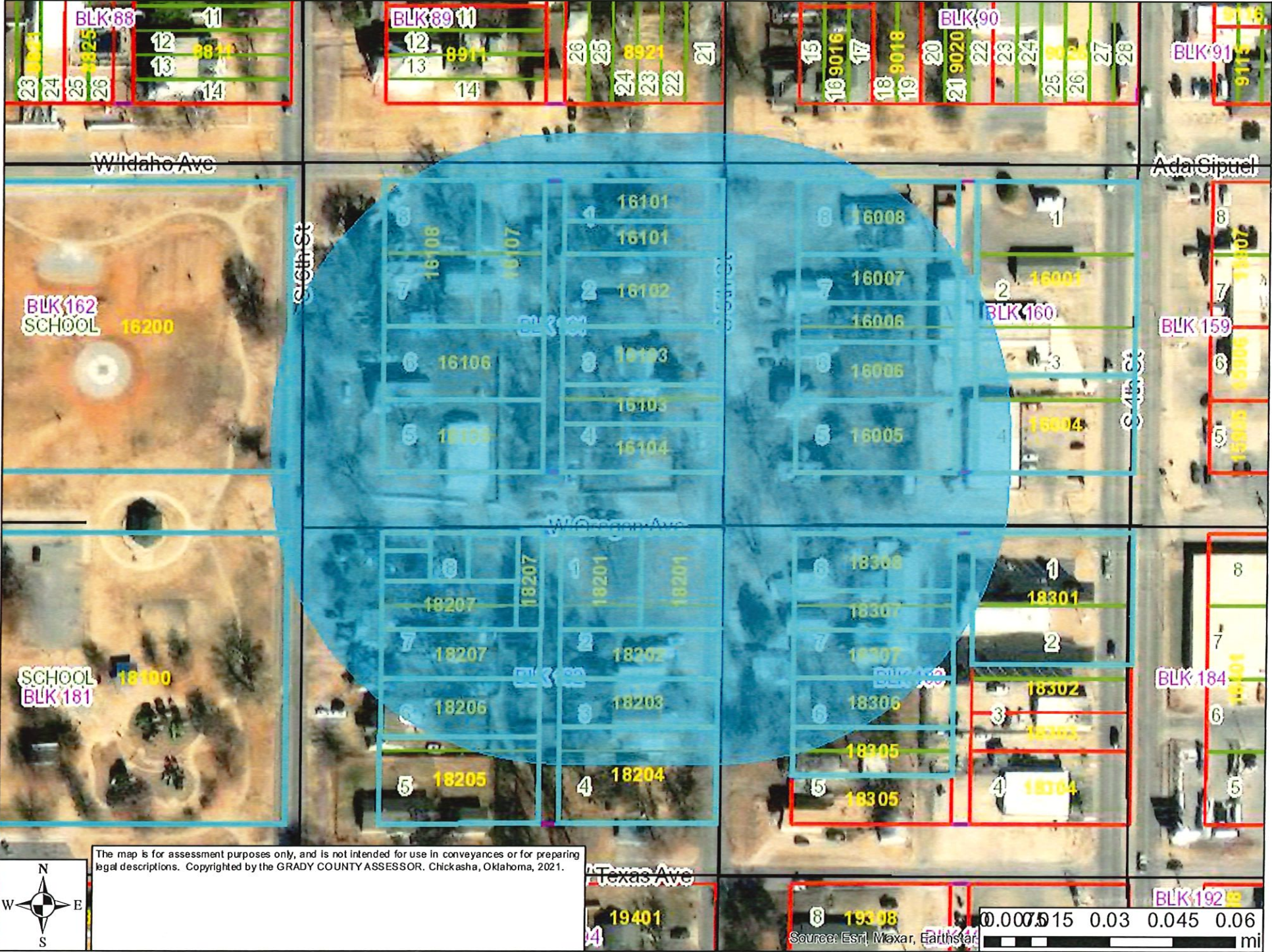
Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Keegan V Doke, Manager

Title



WILKERSON, ELSIE LORENE
PO BOX 181

ANADARKO	OK	73005-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

L & R PROPERTY RENTALS LLC
2217 CALIFORNIA

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

MCCOY, JULIE ANN
811 S. 5TH ST

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

VOGUSH HOMES LLC
11308 NW 98TH

YUKON	OK	73099-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

NELSON, T. NICOLE & AMY C. ZA
ORANO
P.O. BOX 968

CHICKASHA	OK	73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

LML PRIME INVESTMENT LLC
717 SOUTH 5TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
		0	

9/24/2024

Grady County Assessor

Page 2 of 7

COUCH, JOSEPH DEWAYNE
20729 STATE HWY 76

BLANCHARD OK 73010-0 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

KYEES, MICHAEL & VALERIE
2402 CAROLINE AVE

CHICKASHA OK 73018-0 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

CHRISTIAN, ALLEN WAYNE JR. &
RANDI V.
701 S. 6TH STREET

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

FORD, TYLER & SHERIDAN
4540 BENTON ST.

ANTIOCH CA 94531- School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

BLALOCK JULIANA M. & DESTRY R
BROWN
828 S. 5TH STREET

CHICKASHA OK 73018- School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

BCP, LLC
602 S. 4TH STREET

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

9/24/2024

Grady County Assessor

Page 3 of 7

OLIVER, SHAWN
506 W OREGON AVE

CHICKASHA OK 73018-4625
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

TWISTER INVESTMENTS LLC
P.O. BOX 573

MUSTANG OK 73064-
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

HUNT, RONALD A
701 S. 6TH STREET

CHICKASHA OK 73018-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

GARCIA, GABINO & ROSA
11742 KAGELCANYON ST

LAKE VIEW TER CA 91342-0
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

JONES, BRANDON
810 S. 5TH ST.

CHICKASHA OK 73018-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

BOLINGER, KALEY NACOL & JON W
LLIAM HENLEY
727 S. 5TH STREET

CHICKASHA OK 73018
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

9/24/2024

Grady County Assessor

Page 4 of 7

HATCHETT, JOEL & ESTA
709 S. 5TH

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

BASHAW, MICHAEL
807 S. 6TH

CHICKASHA OK 73018-0 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

PENA, EDWARD JOE
803 S 6TH

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

MYERS, RAYMOND J. & DEWEY GLE
DAVIS
714 S. 5TH ST.

CHICKASHA OK 73018- School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

PRAMUKH SAI, LLC
702 S. 4TH STREET

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

LITTLE WIND, DAVID M.
811 S. 6TH STREET

CHICKASHA OK 73018-0000 School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

9/24/2024

Grady County Assessor

Page 5 of 7

MARTINEZ, JUAN

2227 SW 27TH

OKLAHOMA CITY OK 73108-0
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

ERHARDT GROUP, LLC 401(K)

P.O. BOX 699

BLANCHARD OK 73010-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

WEEKS, PAUL

2123 S. 10TH

CHICKASHA OK 73018-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

MAD HOLDINGS, LLC

P.O. BOX 851

LAWTON OK 73502-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

VOGUSH HOMES, LLC

11308 NW 98TH ST

YUKON OK 73099-0000
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

RADFORD-KERR, IAN & ALMA

1614 S 12TH STREET

CHICKASHA OK 73018-
School: 9001 CHICK CITY - 1 CHICKASHA
Acres Book-Page Situs

9/24/2024

Grady County Assessor

Page 6 of 7

WILLIAMS, DELL

2627 S. 19TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

CHICKASHA MUNICIPAL AUTHORITY

117 N. 4TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

PUBLIC SERVICE CENTRAL & SW C
RP
% TAX DEPT.
P.O. BOX 660164

DALLAS	TX	75266-0164	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

PENA, EDWARD-CONT. JKC TRUST
CHARLES C. CHASTAIN-ETAL
3320 S. 4TH ST. LOT 81

CHICKASHA	OK	73018-7500	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

MOONLIGHT CONSTRUCTION COMPAN
, LLC
1112 S 5TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0.19

PENA, PATSY ANN & EDWARD JOE

803 S. 6TH

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

9/24/2024

Grady County Assessor

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CHICKASHA MUNICIPAL AUTHORITY

117 N 4TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

FLOWERS, VERNIS J. & MOZELL

827 S 5TH STREET

CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0

CMC CONSTRUCTION, LLC

801 SPRING VIEW DRIVE

NORMAN	OK	73026-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0.19

CMC CONSTRUCTION, LLC

801 SPRING VIEW DRIVE

NORMAN	OK	73026-	School: 9001 CHICK CITY - 1 CHICKASHA
			Acres Book-Page Situs
			0.19



PC Petition #: _____

Filing Fee: \$ _____

PLANNING COMMISSION PETITION APPLICATION FOR OTHER REQUESTS

APPLICANT INFORMATION

Name <i>Shawn Oliver</i>		Date <i>9-25-2024</i>
Address <i>506 West Oregon Ave</i>		Email: <i>Shawn197947@gmail.com</i>
City, State, and Zip Code <i>Chickasha OK 73018</i>		Phone Numbers <i>(405) 264-7247</i>
Applicant's Signature <i>Shawn</i>		

PROPERTY LOCATION

☐ Platted ☐ Unplatted	Subdivision	Lot <i>4</i>	Block
Property Address <i>506 West Oregon Ave.</i>			
Legal Description (if unplatted). You may attach the legal description to this application. <i>33-07-07-21950 S 50' Lot 4 BLK 161 Chickasha - at 1.00 lots</i>			

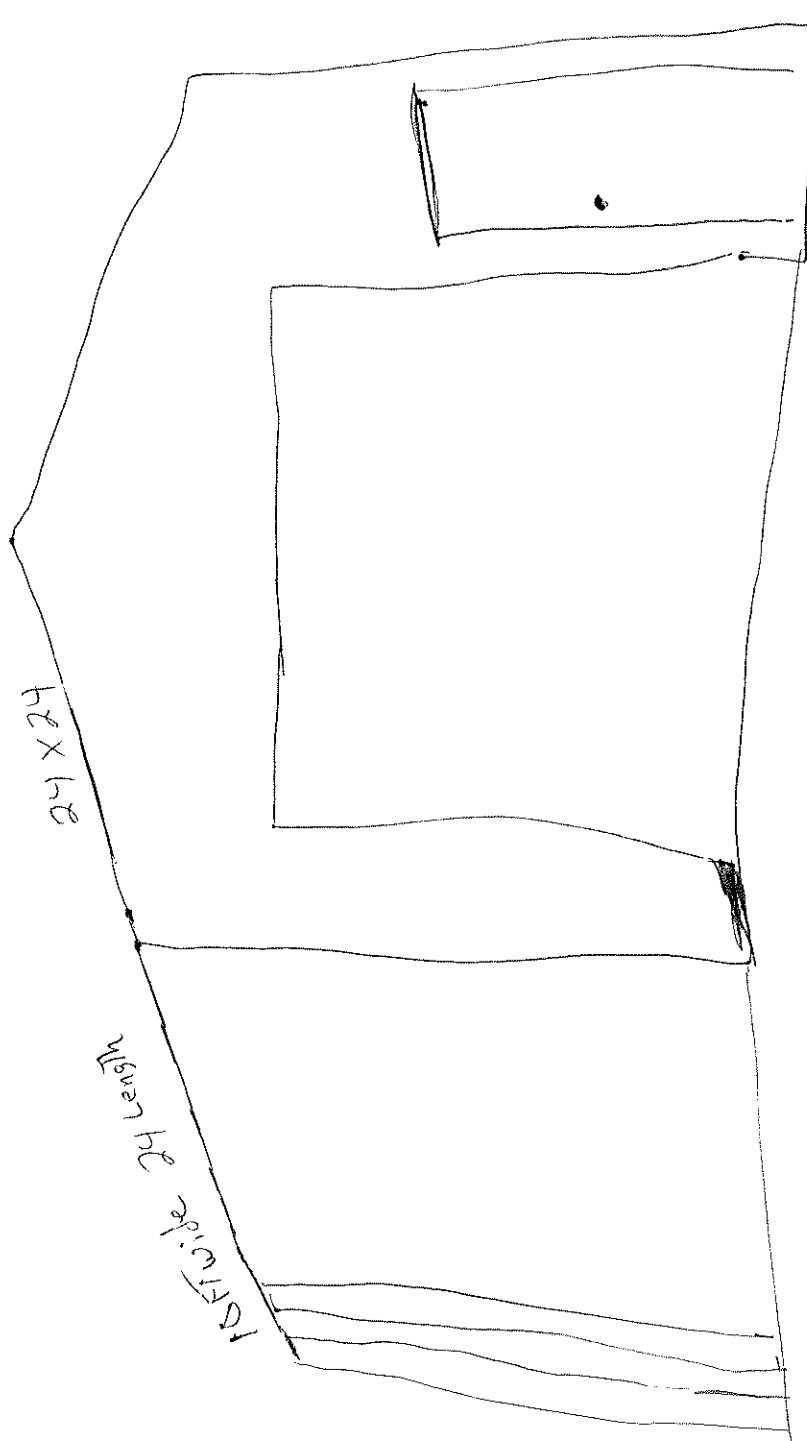
REQUEST INFORMATION

Please explain the nature of your request to the Planning Commission. Your response may be attached to this application, along with any additional supporting information.

*Lean To was built For BBQ Area and outside
Lawn equipment and Lawn mowers
oversized building*

OFFICE USE ONLY

Dated Filed	Date Payment Received	PC Date	PC Action ☐ Approve ☐ Deny Date	CC Date ☐ Approve ☐ Deny Date	Ordinance/Resolution Number
Date Published	Date Mailed	Date Posted	Section/STR	Comments	



Tax Roll Inquiry

Grady County Treasurer

Robin Burton, Treasurer

PO Box 280 Chickasha, OK 73023

Phone: 405-224-5337

Fax: 405-224-7093

E-Mail: office@gradytreasurer.com



20230022653

Owner Name and Address

OLIVER, SHAWN

506 W OREGON AVE

CHICKASHA OK 73018-4625

Taxroll Information

Tax Year : 2023

Property ID : C001-00-161-004-0-000-00

Location : 506 OREGON AVE CHICKASHA

School District : 1001C 9001 CHICKASHA CITY V6 Mills : 104.64

Type of Tax : Real Estate

Tax ID : 22653

Legal Description and Other Information:

33-07-07-21950 S 50' LOT 4 BLK 161 CHICKASHA-OT 1.00 Lots

Assessed Valuations	Amount
Land	964
Improvements	2098
Exemptions	1000
Net Assessed	2062

Tax Values	Amount
Base Tax	216.00
Penalty	0.00

Tax Values	Amount
Fees	0.00
Payments	216.00
Total Paid	222.48
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/27/2024	36948	Cash	Penalty	6.48	
02/27/2024	36948	Cash	Taxes	216.00	SHAWN OLIVER

Login (build: 26925:20241004.7)
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CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the Oversized Building for 506 W Oregon Ave for Applicant Shawn Oliver

I. BACKGROUND/DESCRIPTION:

The applicant wishes to be granted an exception for an oversized, over-height building lean to cover to be attached to an existing building located at 506 W Oregon Ave, Chickasha, Ok 73018. The proposed building is going to be a lean adding 240 sq ft to an existing building used as a cover for personal use such as BBQ area, covered space for lawn equipment so the yard looks more put together.

This building was built without a permit and is already in place, they are requesting this from the commission in order to keep the building. They will pay penalty fees for failing to obtain the permit before doing work.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 10, 2024	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the Right of Way Closure for the Canadian Valley Technology Center

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:
December 10, 2024

V. ATTACHMENTS:

1. ROW scanned
2. ROW scanned 2

NOTICE OF PUBLIC HEARING
PC PETITION
REQUEST FOR A RIGHT OF WAY CLOSURE

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 10th 2024, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Canadian Valley Technology Center (Chickasha) Requesting a Right of Way Closure for the following described property:

Alleyway between Block 98 & Block 1 of Burtschi's 4th Addition to the City of Chickasha

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to close the Right of Way that is in the middle of a new parking lot that will be constructed for the campus during parking lot layout and design

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing 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, Ok 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.



There will also be a public hearing on this petition at the December 16th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager

Re: ROW Closure

From Danielle Charles <danielle.charles@chickasha.org>
Date Wed 11/6/2024 4:57 PM
To Danielle Charles <danielle.charles@chickasha.org>

From: Brent Casey <brent.casey@cvtech.edu>
Sent: Wednesday, November 6, 2024 3:09 PM
To: Rachel Bernish <rachel.bernish@chickasha.org>
Subject: Re: ROW Closure

Rachel,

Canadian Valley Technology Center is requesting the ROW Closure that is currently in the middle of a new parking lot that will be constructed for the campus. CV Tech owns the property on both sides of the access road and will need to be closed due to the parking lot layout and design.

Grady County Commissioners have approved the joint project and the proposed parking lot design. We are currently waiting for an opening in their work schedule to begin the project. Upon final completion in April, the asphalt parking lot will be used for student and staff use.

If you have any further questions, please feel free to contact me via email or my cell phone at 405.412.3731.

Thanks,
Brent

Brent Casey, Ed.D.
Assistant Superintendent
Canadian Valley Technology Center
6505 E. Hwy 66
El Reno, OK 73036
(405) 345-3375



From: Rachel Bernish <rachel.bernish@chickasha.org>
Sent: Tuesday, August 27, 2024 4:32 PM
To: Brent Casey <brent.casey@cvtech.edu>
Subject: ROW Closure

Hey Brent

Attached is the application for the ROW Closure

Plan on this being before the planning commission on 10/8/24 and City Council for 10/21/24



Rachel Bernish
Assistant City Manager & Community Development Director
City of Chickasha
Tel: 405.222.6012 Mobile: 405.544.8175
rachel.bernish@chickasha.org
www.chickasha.org



Request to Vacate Real Property Owned by the City of Chickasha

Applicant: Canadian Valley Technology Center (Chickasha)

Address: 6505 E Hwy 66, El Reno, OK

Email Address/Phone: Brent Casey: brent.casey@cvtech.edu (405) 412-3731

Location of property: (state lot and block or attach metes and bounds description of entire lot)

See Attached

State your ownership in this lot:

Fee simple estate	Leased fee

Easement	Renter or leaseholder

Other: (describe) _____

This request is to vacate: (please check one)

—X_Easement: utility —X_access landscape

Paved Street

Unpaved Right-of-Way

Other (describe) _____

Reason for request: Construction of New Parking Lot for Campus

To the best of your knowledge, are any utilities located in the easement, including drainage ditched or pipe? Yes ☒ No ☐

I hereby make application for vacation of the above cited property owned by the City of Chickasha. All the statements contained in this application are true to the best of my knowledge and belief. I have attached all required documents (as listed on the instruction sheet).

Signature & Date:

Application fee paid:

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

BURTSCHIS 4TH ADDITION

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:

11/14/2024

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.

Stephanie Barber

Signature

Subscribed and sworn before me on this 14th day of November, 2024

Notary Public

My commission expires September 30, 2026.

Commission # 22013298

Cost of Publication \$ 35.90

Ad # 70304

Acct # 44095

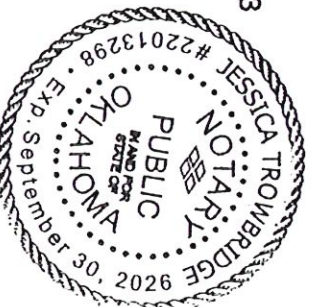
Copies: 1

PAY TO:

The Express Star

PO Drawer E

Chickasha, OK 73023



Published in
The Express-Star
November 14, 2024
1 time
LPXL

*NOTICE OF PUBLIC HEARING PC PETITION

REQUEST FOR A RIGHT OF WAY CLOSURE

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 10th 2024, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Canadian Valley Technology Center (Chickasha) Requesting a Right of Way Closure for the following described property:

Alleyway between Block 98 & Block 1 of Burtchis, 4th Addition to the City of Chickasha

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to close the Right of Way that is in the middle of a new parking lot that will be constructed for the campus during parking lot layout and design

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing 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, OK 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.

There will also be a public hearing on this petition at the December 16th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

STATE OF OKLAHOMA
COUNTY OF GRADY SS

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 2024.

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 22nd day of October, 2024 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC
By Pam Gordon
Pam Gordon

SPECIAL CERTIFICATE
156786

RE:

SURFACE RIGHTS ONLY
Alleyway between Block 98 & Block 1 of Burttsch's 4th Addition to the City of Chickasha, Grady County, State of Oklahoma, according to the recorded plat thereof.

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

OWNER:
Fellowship of American Indians
Box 121
Chickasha, OK 73018

DESCRIPTION:
Lot 1 Block 1 Burttsch's 4th Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Nicole Myers
1205 Poe Street
Wenatchee, WA 98801

DESCRIPTION:
Lot 2 Block 1 Burttsch's 4th Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Highland Trails, LLC
600 S. Washington Street
Ardmore, OK 73401

DESCRIPTION:
Lot 3 Block 1 Burttsch's 4th Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Richard L. Jones
1015 Frisco Avenue
Chickasha, OK 73018

DESCRIPTION:
Lot 4 Block 1 Burttsch's 4th Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Canadian Valley Technology Center
6505 E. Highway #66
El Reno, OK 73036

DESCRIPTION:
Lots 16, 17, 19 & 20 Block 1 Burttsch's 4th Addition & all Lots 1, 2, 3, 4 & 5 Block 98 & all Lots 1, 2, 3 & 4 & tract beginning at the NW/corner Lot 1; thence South 350 feet to SW/corner of Lot 4; West 20 feet; North 350 feet; East 20 feet to the point of beginning all in Block 99 to the City of Chickasha, Grady County, Oklahoma.
SE/4 NW/4 NW/4 – LESS 3.4 acres beginning at the NW/corner SE/4 NW/4 NW/4; thence South 660 feet; thence East 450 feet; thence South 660 feet; thence West 450 feet to the point of beginning all in Section 28, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma.

W/2 NW/4 Section 28, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma. – LESS Burttsch's 2nd & 4th Addition North of Highway & Railroad & LESS 6.60 ac & Less Lots 6 & 7 Block 3 Burttsch's 5th Addition & Less 17.55 acres in Section 28, Township 7 North, Range 7 West.

OWNER:
Brian L. & Linda G. Anderson
1185 County Road 1345
Chickasha, OK 73018

DESCRIPTION:
Lot 18 Block 1 Burttsch's 4th Addition to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Geraldine A. Garrett
4525 NE Bell Ave
Lawton, OK 73507

DESCRIPTION:
Lot 4 Block 97 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Jennifer Nicole Torralba
616 N 12th Street
Chickasha, OK 73018

DESCRIPTION:
South 50 feet Lot 5 Block 97 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Wade Leroy James
620 N. 12th Street
Chickasha, OK 73018

DESCRIPTION:
North 50 feet Lot 5 & all Lots 6 & 7 Block 97 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
John O. & Regina G. Malone
1127 Michigan
Chickasha, OK 73018

DESCRIPTION:
Lots 1, 2, 3 & 4 Block 100 to the City of Chickasha, Grady County, Oklahoma.

DESCRIPTION:
Rodney Kreeger
715 N. 13th
Chickasha, OK 73018

DESCRIPTION:
Beginning at a point 958.5 feet East of the SW/corner SW/4; thence East 180.75 feet; thence North 241 feet; thence West 180.75 feet; thence South 241 feet to the point of beginning in Section 21, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma.

Beginning 1139.25 feet East of the SW/corner SW/4; thence East 180.75 feet; thence North 964 feet; thence West 180.75 feet; thence South 964 feet to the point of beginning in Section 21, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma. LESS the N/2

Beginning 958.5 feet East of the SW/corner SW/4; thence East 361.5 feet; thence North 964 feet; thence West 361.5 feet; thence South 964 feet to the point of beginning. – LESS the 2 tracts described above & LESS Beginning 958.5 feet East & 482 feet North of the SE/corner SW/4; thence North 482 feet; thence East 180.75 feet; thence South 482 feet; thence West 180.75 feet to the point of beginning in Section 21, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma.

OWNER:
Dennison Investments, LLC
Box 57
Green Cove Springs, FL 32043

DESCRIPTION:
Beginning 350 feet East of the SW/corner of SW/4; thence North 480 feet; thence East 608.5 feet; thence South 480 feet; thence West 608.75 feet to the point of beginning in Section 21, Township 7 North, Range 7 West of the I.M., Grady County, Oklahoma. (f/k/a Rolling Meadows Apartments)

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 | |

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration and possible action to approve the Right of Way Closure for the Canadian Valley Technology Center

I. BACKGROUND/DESCRIPTION:

The applicant wishes to close the Right of Way that is in the middle of a new parking lot that will be constructed for the campus during parking lot layout and design

The Public Works Director/City Manager Jim Crosby has recommended for approval. The city will work with the VOTECH to ensure the lot of paved and put in accordance with all requirements for the city of Chickasha. They have requested at least 6 months to get the contractor onsite to finish the work.

II. RECOMMENDED ACTION:

Approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

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

Meeting Date:
December 10, 2024

V. ATTACHMENTS:

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the Use on Review for Sales of Alcohol for Aboud Sousou located at 234 E Grand Ave

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:
December 10, 2024

V. ATTACHMENTS:

1. Bronco scanned 2
2. Bronco scanned 3
3. Bronco scanned

OWNERSHIP RECORD AND DESCRIPTION				APPRAISAL SUMMARY											
Owner Name CHISHOLM TRAIL DEVELOP, LLC				Land	738,600	Improvements	1,545,745	Total Appraised	2,284,345						
				Assessed Land	81,246	Assessed Improvements	170,032	Total Assessed	251,278						
Property Address 0				ASSESSMENT HISTORY (First 6 of 8 records shown)											
OK				Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments					
Taxpayer Name CHISHOLM TRAIL DEVELOP, LLC				2024	81,246	170,032	251,278	161,468	No	2024 Mass Update - Paste Values					
Address 3110 N INTERSTATE DR				2023	51,862	216,294	268,156	153,779	No						
SUITE 210				2022	51,862	195,240	247,102	146,457	No						
NORMAN, OK 73072				2021	51,862	88,267	140,129	139,483	No						
Exemption Status TAXABLE				2020	51,862	86,261	138,123	1,156	No						
				2019	51,862	93,114	144,976	1,102	No						
LEGAL DESCRIPTION				OWNERSHIP RECORD											
Lot 2				Stamps	Price	Grantor/Grantee		Date Filed	Book/Page	Type	Remarks				
Block 1 Lat/Long /															
Subdivision CHISHOLM TRAIL DV 1															
School District 9001 CHIC Nbhd Code 06070100 Market															
Acres 0.00 Timber 0.00															
Old Parcel															
Legal Description --				BUILDING PERMIT RECORD				IMPROVEMENT DISTRICTS							
03-06N-07W LOT 2 BLOCK 1 CHISHOLM TRAIL DEVELOPMENT SECTION 1				Date	Amount	Purpose		District	Amount	Comment					
				08/11/23	0	REMODEL/NEW BUSINESS									
				06/25/18	5,000	CM /									
COMMENTS				LAND RECORD											
				Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adj	Adj Reason	Value
				0367/70K							61550.00 Sf	12.00			738,600
REVIEW RECORD				USE CODES											
Action	Date	By	NC 2024												
NOTICE	04/09/24	SWIMBERLY	VI-3												
NOTICE	04/09/24	SWIMBERLY													
ENTERED	01/19/24	SMCCURLEY													
INSPECTED	11/29/23	RBEARD													
INSPECTED	10/13/21	TAS4													
TOTALS							Acres	1.41				738,600			



COST APPROACH SUMMARY

[illegible]

172

DVL-CPAV
8600

176

CM011
16618

128

DVL-CPAV
16640

220

172

[illegible]



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: 11-6-24

1. Applicant(s) Name: Aboud Souson
Address: 515 W. Country Club Rd Ste #70 Chickasha, OK. 73018
Phone: 405-544-7000
2. Legal Description of subject property: lot 2 Block 1 Chisholm Trail Development Section #1
3. Address of subject property: 234 E Grand Ave Chickasha, OK. 73018
4. Present zoning of subject property: Urban Commercial
5. Physical Characteristics of Subject Property:
Frontage on Street: _____
Lot Depth: _____
Drawing Attached: YES NO
6. Proposed Use for the Property: Liquor Store
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: Chisholm Trail Development, LLC
Address: 1330 N. Interstate De Suite 310 Norman, OK. 73072 Phone Number: 405-701-8881
11. \$330.00 Application Fee Paid: x 50.00 YES NO

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

Applicant(s) Signature: [Signature] Date: 11/6/2024

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

E-mail: rachel.bernish@chickasha.org



NOTICE OF PUBLIC HEARING
PC PETITION

REQUEST FOR A USE ON REVIEW FOR SALES OF ALCOHOL

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 10th 2024, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Aboud Sousou Requesting a use on review for sales of alcohol on the following described property:

234 E Grand Ave - 03-06-07-007100 COMM NW/4 TH N 89DEG 58'30"E 626.77' TO POB; TH N 89DEG 58'30"E 496.72'; TH S 00DEG 01'30"E 340.00'; TH N 89DEG 58'30"E 200.00'; TH S 00DEG 01'30"E 15.00'; TH N 89DEG 58'30"E 190.00'; TH N 71DEG 26'04"E 68.10'; TH S 60DEG 16'38"E 19.05'; TH N 89DEG 58'30"E 21.12'; TH N 45DEG 02'41"E 70.72'; TH N 28DEG 16'42"E 156.97'; TH N 50DEG 14'34"E 107.66'; TH N 00DEG 01'30"W 85.83'; TH N 89DEG 58'30"E 818.71'; TH N 89DEG 58'30"E 63.00'; TH S 13DEG 30'03"E 411.32'; TH S 89DEG 58'30"W 7.75'; TH S 61DEG 13'06"W 469.73'; TH S 53DEG 24'21"W 397.82'; TH S 88DEG 13'39"W 98.88'; TH S 70DEG 48'04"W 245.71'; TH S 37DEG 17'10"W 65.49'; TH S 68DEG 27'46"W 52.01'; TH N 82DEG 04'56"W 518.31'; TH N 69DEG 47'44"W 401.92'; TH N 87DEG 55'54"W 636.98'; TH N 00DEG 08'00"W 126.47'; TH N 89DEG 58'30"E 16.00'; TH N 00DEG 08'00"W 57.54'; TH S 89DEG 58'30"W 16.00'; TH N 00DEG 08'00"W 270.00'; TH N 89DEG 58'28"E 509.70'; TH N 00DEG 23'59"E 330.00' TO POB LESS A TRACT COMM. NE/C LOT 3, TH S 15'02"W 400.05' TO NORTH LINE OF SAID OTA TR. DESC. IN BK 739, PG 452, POB, TH S 89 50'36"E 152.10' TO MOST EASTERLY NE/C OF OTA TRACT, TH S 61 2

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to open a liquor store at this location

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing 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, Ok 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.

There will also be a public hearing on this petition at the December 16th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.



Sincerely,

Rachel Bernish, Community Development Director

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma
234 E GRAND 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:

11/14/2024

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 Stephanie Baker

Subscribed and sworn before me on this 14th day of November, 2024

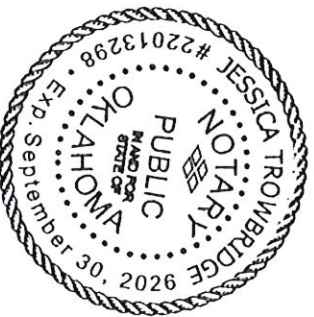
Notary Public

My commission expires September 30, 2026.
Commission # 22018298

Cost of Publication \$ 63.50

Ad # 70301 Acct # 44095 Copies: 1

PAY TO:
The Express Star
PO Drawer E
Chickasha, OK 73023



Published in
The Express-Star
November 14, 2024
1 time
LPXLP
NOTICE OF PUBLIC HEARING PC
PETITION
REQUEST FOR A USE ON REVIEW
FOR SALES OF ALCOHOL
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Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.Bemish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street, Chickasha, OK 73018.
Please call the Community Development Department at 405-222-6010 or email Rachel.Bemish@chickasha.org should you have any questions regarding this petition.
There will also be a public hearing on this petition at the December 16th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

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 owning property within a 300 foot radius of the following described premises, to wit:

Lot Two (2) in Block One (1) in the CHISHOLM TRAIL DEVELOPMENT SECITON
1, a part of the NW¼ of Section 3, Township 6 North, Range 7 West of the Indian
Meridian, Grady County, Oklahoma, according to the recorded plat thereof.

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

Dated at Chickasha, Oklahoma, this 6th day of November, 2024 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By Keegan V Doke.

Compiled by
COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS
KEEGAN V DOKE, President

0000-03-06N-07W-2-009-00 CHICKASHA INN LLC ATTN: RODGER BANK BEST WESTERN HOTEL & CONVENTION CENTER <i>430 Grand Ave</i> CHICKASHA OK 73018-	03-06N-07W A TRACT OF LAND BEG AT A POINT 330' S 00 08' 00" AND 114' N 89 58'28"E OF THE NW/C OF SAID LOT 4; TH N 89 58'28" E 509. 70'; TH N 00 23'59"E 330..... School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4085 4TH
0000-03-06N-07W-2-013-00 ZJ CHICKASHA LP 300 E GRAND AVE CHICKASHA OK 73018-0	03-06-07 A TRACT OF LAND COMM AT THE NW/C OF SAID GOV LOT 4 , TH N 89 58'30"E 1123.47' ; TH N 89 58'30"E 200', TH S 00 01'30"E 340', TH S 89 58'30"W 200', TH N 00 01'30"W 340..... School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4541 GRAND
C735-00-000-00A-0-000-00 WAL-MART REAL EST. BUSINESS T ATT: PROP. TAX DEPT, #8013,S PO BOX 8050 MS 0555 BENTONVILLE AR 72716-0555	34-07N-07W TRACT A - COMM. AT THE SW/C SW/4 TH N 89 58'47"E ALONG THE S LINE OF SAID SW/4 480.04', N 00 01'13" W 40' TO POB. TH N 44 59' 20"W 35.34',N 00 School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 3916 1ST
C735-00-000-00A-0-001-00 MURPHY OIL USA, INC MR. DAVID MORGAN P.O. BOX 7300 EL DORADO AR 71731-0	34-07-07 COMM. AT THE SW/C; TH N 89 58' 47" E. 480.04', TH N 00 01' 13" W. 40' TO THE POB ALSO BEING THE SAME POB FOR TRACT A, WAL-MART ADDITION, REC ORDED IN RED BOOK 6, PAG..... School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4075
C034-00-001-001-0-000-00 COLE TS CHICKASHA OK, LLC LEA E ADMINISTRATION DEPARTMENT T 5401 VIRGINIA WAY BRENTWOOD TN 37027-7536	03-06-07 LOT 1 BLOCK 1 BBC COMMERCIAL ADDITION A TRACT COMM AT NW/C, TH N 89 58'30"E 1323.47' TO POB, TH N 89 58'30"E 499.52', TH S 00 01'30"E 85.83 ' , TH 50 14'34"W 107.66'..... School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4595 GRAND
C114-00-001-002-0-000-00 CHISHOLM TRAIL DEVELOP, LLC 3110 N INTERSTATE DR SUITE 210 NORMAN OK 73072	03-06N-07W LOT 2 BLOCK 1 CHISHOLM TRAIL DEVELOPMENT SECTION 1 School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0 4595

C116-00-001-001-0-000-00			03-06N-07W LOT 1 BLOCK 1 CHISHOLM TRAIL		
CHISHOLM TRAIL DEVELOP, LLC			DEVELOPMENT SECTION 3		
3110 N INTERSTATE DR			School: 9001 CHICK CITY - 1 CHICKASHA		
SUITE 210			Acres	Book-Page	Situs
NORMAN	OK	73072	0	4595	4TH

C114-00-001-001-0-000-00			03-06N-07W LOT 1 BLOCK 1 CHISHOLM TRAIL		
CHISHOLM TRAIL DEVELOP, LLC			DEVELOPMENT SECTION 1		
3110 N INTERSTATE DR			School: 9001 CHICK CITY - 1 CHICKASHA		
SUITE 210			Acres	Book-Page	Situs
NORMAN	OK	73072	0	4595	

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, consideration and possible action to approve the Use on Review for Sales of Alcohol for Aboud Sousou located at 234 E Grand Ave.

I. BACKGROUND/DESCRIPTION:

The applicant wishes to open a liquor store at this location

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 10, 2024	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.h.

AGENDA ITEM: Public Hearing to discuss and consider the Rezoning from R-1 to C-2 for Heidi Helping the Homeless/Heidi Harrison for Lots 8,9,10,11 Block 79 to the City of Chickasha (200 Block of W. Minnesota)

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:
December 10, 2024

(From)		
--------	--	--

V. ATTACHMENTS:

1. HHH scanned accessor
2. HHH scanned
3. Staff Report for HHH

**SPECIAL CERTIFICATE
156715**

RE:

Lots 8, 9, 10 & 11 in Block 79 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:

Jimmie C. & Shelly L. Barrington, Jr.
2357 County Street 2900
Chickasha, OK 73018

DESCRIPTION:

Lots 21, 22, 23 & 24 & W 15' Lot 26 Block 73 to the City of Chickasha, Grady County, Oklahoma

OWNER:

Orgal Glendale McConnell
582 W. Quail Road
Chickasha, OK 73018

DESCRIPTION:

North 81 feet Lots 25, 26 & 27 Block 73 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Heidi Helping the Homeless, LLC
1323 W. Missouri Ave
Chickasha, OK 73018

DESCRIPTION:

South 84 feet of Lots 27 & 28 & East 2 feet of the South 84 feet of Lot 26 Block 73 & Lots 8, 9, 10 & 11 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Daniel James Phillips
211 Iowa Ave
Chickasha, OK 73018

DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7 & North 41 feet of Lots 15, 16, 17, 18 & 19 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

April N. Ligon
4320 Siena Ridge Blvd
Oklahoma City, OK 73179

DESCRIPTION:

Lots 8, 9, 10 & East 10 feet of North 90 feet of Lot 11 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Donald & Sandra Carrigan
411 S. 3rd St
Chickasha, OK 73018

DESCRIPTION:

South 50 feet of Lots 11, 12, 13 & 14 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Peggy Euwins & Tia M. Murry & Alondrae L. Smith
1427 Sheppard St
Chickasha, OK 73018

DESCRIPTION:

South 41 feet of North 82 feet of Lots 15, 16, 17, 18 & 19 Block 74 & Lot 19 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Suris Granados & Elmer Cantarero
3701 SW 42nd
Oklahoma City, OK 73119

DESCRIPTION:

North 41 feet of South 83 feet of Lots 15, 16, 17, 18 & 19 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
McGill Rentals, LLC
1315 Arizona Ave
Chickasha, OK 73018

DESCRIPTION:
South 42 feet of Lots 15, 16, 17 & 18 Block 74 & Lots 12 & 13 – LESS West 1 foot of Lot 13 in Block 79 & Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9 Block 80 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Lake Burtchi Enterprize, LLC
1903 S. 7th St
Chickasha, OK 73018

DESCRIPTION:
S 42' Lot 19 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Leon Pye
214 W. Minnesota Ave
Chickasha, OK 73018

DESCRIPTION:
Lots 20, 21 & South 115 feet of Lots 24 & 25 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Delsie M. & Taranzo Pye
214 W. Minnesota Ave
Chickasha, OK 73018

DESCRIPTION:
Lots 22 & 23 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Pamela Mayhugh
2708 County Street 2831
Chickasha, OK 73018

DESCRIPTION:
North 50 feet Lots 24, 25, 26, 27 & 28 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Bush Family Trust
Coy S. & Gail J. Bush, Trustees
401 W. Chickasha Ave
Chickasha, OK 73018

DESCRIPTION:
South 115 feet Lots 26 & 27 Block 74 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Chickasha Municipal Authority
117 N. 4th St
Chickasha, OK 73018

DESCRIPTION:
Lots 15 & 16 Block 75 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Board of Education Lincoln School
900 Choctaw Ave
Chickasha, OK 73018

DESCRIPTION:
Lots 1 thru 28 Block 78 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Ken Carpenter
1196 County Road 1355
Chickasha, OK 73018

DESCRIPTION:
Lots 1 & 2 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:
Stephen & Tandi L. Cartile
645 US Highway #277
Ninnekah, OK 73067

DESCRIPTION:
Lots 3, 4, 5, 6 & 7 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Rachel Zachare-Cruzan
2801 N. Trooper Drive
Oklahoma City, OK 73141

DESCRIPTION:

Lot 14 & the West 1 foot of Lot 13 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Ronald & Leah Kennedy
525 Highway 91
Dodge, NE 68633

DESCRIPTION:

Lots 15, 16, 17 & 18 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER

Edna P. Scallion
216 W. Dakota Ave
Chickasha, OK 73018

DESCRIPTION:

Lots 20 & 21 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Jose & Robyn Esparza
1103 County Street 2958
Tuttle, OK 73089

DESCRIPTION:

Lot 22 & W/2 Lot 23 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

R.T. Byrd
2856 NW 20th St
Oklahoma City, OK 73017

DESCRIPTION:

E/2 Lot 23 & all Lot 24 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Beverly J. Oliver & Candra L. & Katisa M. Donald
528 S. 2nd St
Chickasha, OK 73018

DESCRIPTION:

South 65 feet of Lots 25, 26, 27 & 28 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

John Mark Flack
4420 Foxhall Lane
Springfield, IL 62711-1507

DESCRIPTION:

North 50 feet of Lots 25, 26, 27 & 28 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Deredact Sales
2809 S. 29th Street
Chickasha, OK 73018

DESCRIPTION:

South 50 feet of North 100 feet Lots 25, 26, 27 & 28 Block 79 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

CCP, LLC
602 S. 4th Street
Chickasha, OK 73018

DESCRIPTION:

Lots 23, 24, 25, 26, 27 & 28 Block 80 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

Gilbert W. & Deanna Copeland
1413 S. 20th Street
Chickasha, OK 73018

DESCRIPTION:

Lots 1, 2, 3, 4 & 5 Block 91 & Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 Block 92 to the City of Chickasha, Grady County, Oklahoma.

OWNER:

John & Breggett Conway
606 S. 2nd Street
Chickasha, OK 73018

DESCRIPTION:

South 70 feet of North 140 feet Lots 1, 2, 3 & 4 Block 92 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:

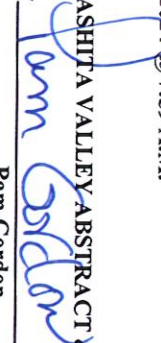
- | | |
|---------------------------|----------------|
| 1. City of Chickasha | 4. Sudden Link |
| 2. Centerpoint Energy | 5. A T & T |
| 3. Public Service Company | |

STATE OF OKLAHOMA

COUNTY OF GRADY SS

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 2023.

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 30th day of September, 2024 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC
By 
Pam Gordon



City of
Chickasha
Community Development

Received: _____
Planning Commission Date: _____
City Council Date: _____

APPLICATION FOR ZONING CHANGE

Applicant(s) Name: Heldi Helping the Homeless

Address: 428 South 3rd Chickasha, Ok. 73018

Phone: 405 779 0889

Legal Description: lots 8.9.10.11 in block 79 to the city of chickasha. Grady County, Oklahoma,

Address of subject property: lots 8.9.10.11 in block 79

Present zoning of subject property: Residential

Proposed zoning of subject property: Commercial

Physical Characteristics of subject property: None

Frontage on Street: minnesoda Ave

Lot Depth: _____

Drawing Attached: ☒ YES ☐ NO

Proposed Use for the Property: Smoking area for HHH

Public Utilities Which Serve the property: _____

Street, Surface Material: Grass

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

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

Number of Off-Street Parking Spaces: 0

Surface Material of Parking Spaces: 0

Owner of Record: HHH

Address: 428 South 3rd Chickasha, Ok. Phone Number: 405 779 0889
405 448 5016

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

Applicant(s) Signature: John Davis Date: 10/17/24

HHH

Empty House
for 5 years

lots
Deck
Smoking
Fence
6/20/03
6/20/03
6/20/03
6/20/03

H H H
P. 10

Alley way

Minnesota ave

lot
Owned
By
another
carpenter rentals

□ □ □

2nd street

School

PROJECT OVERVIEW



Project Type: Fence | Project Title: Fence
ID # 24-001053 | Started 09/25/2024 at 11:04 PM

Address	Legal
ALL Lots 8-9 BLK 79 CHICKASHA-OT, Chickasha, OK USA	27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT

Description
Privacy fence for back yard

PROPERTY DETAILS
No data for Property Details.

PROPERTY ADDITIONAL INFORMATION
No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Heidi Harrison	heidiharrison2001@yahoo.comLot8 block 79 4057790889	Chickasha, OK 73018	-	APPLICANT

PROJECT STEPS	DATE & TIME	RESULT	USER
Application Request	-	-	-
Fence Review (C)	-	-	-
Print Fence Permit (C)	-	-	-
Archive	-	-	-

INFORMATION FIELDS
Fence 1000

INVOICES	DUE DATE	CONTACT	TOTAL	PAID	DUE
24-001329	10/25/2024	Heidi Harrison	\$ 33.00	\$ 33.00	\$ 0.00
Fees					
		Account No	Total	Paid	Due
		Residential Fence permit	11,4001-002	\$ 33.00	\$ 33.00
		Receipts			
		24-001322			

TOTALS	\$ 33.00	\$ 33.00	\$ 0.00
--------	----------	----------	---------

CREDENTIALS

No data for Credentials.

OCCUPANCY TYPE	CONSTRUCTION TYPE	SQUARE FEET	VALUATION
----------------	-------------------	-------------	-----------

No data for Occupancy Type.

REVIEWS	DATE & TIME	STATUS	HISTORY
---------	-------------	--------	---------

No data for Reviews.

INSPECTIONS	DATE & TIME	STATUS	HISTORY
-------------	-------------	--------	---------

No data for Inspections.

GENERATED DOCUMENTS	PRINTED ON	PRINTED BY	ISSUED TO
---------------------	------------	------------	-----------

No data for Generated Documents.

ATTACHED DOCUMENTS	UPLOADED ON	UPLOADED BY
--------------------	-------------	-------------

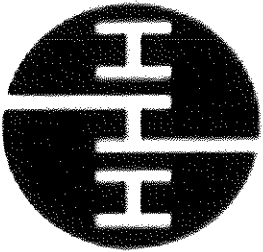
No data for Attached Documents.

EPR DOCUMENTS	ASSOCIATED STEPS	STATUS	LAST REVIEW BY
---------------	------------------	--------	----------------

No data for EPR Documents.

GENERAL COMMENTS

 **Danielle Charles, Building Department, Oct 15, 2024 at 1:00 PM**
Waiting on planning commission meeting 11/12/24 to approve or deny fence permit.



Heidi Helping the Homeless
428 South 3rd Street
Chickasha, Ok 73010
Cell: 405-779-0889
Store: 405-448-5016

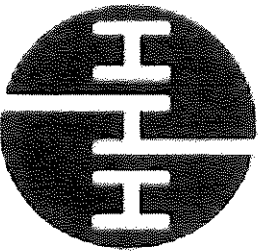
Heidi Helping the Homeless also known as HHH is requesting to rezone the following property owned by them, lots 8.9.10.11 in block 79. this is cattle corner to their store.

This property was bought over a year ago but took a year to clear. it had been an eye saw for nearly ten years and HHH has cleared and maintains the property same as their other location.

The property since owning has never had any violation with trash or Debris. Grass cutting. it is well maintained and is now an asset to Minnesota Ave.

We appreciate your time in this matter.

Heidi Harrison. CEO and Founder.



Heidi Helping the Homeless
428 South 3rd Street
Chickasha, OK 73010
Cell: 405-779-0889
Store: 405-448-5016

Heidi Helping the Homeless also known as HHH is requesting to rezone the following property owned by them, lots 8.9.10.11 in block 79. this is cattle corner to their store.

This property was bought over a year ago but took a year to clear. it had been an eye saw for nearly ten years and HHH has cleared and maintains the property same as their other location.

The property since owning has never had any violation with trash or Debris. Grass cutting. it is well maintained and is now an asset to Minnesota Ave.

We Plan to use the space for staff breaks. lunch and smoking area. We plan to Merge both HHH properties together as one address in the future.

We are wanting to add to our liability insurance.

We appreciate your time in this matter.

Heidi Harrison. CEO and Founder.

Rachel Bernish

From: Tiffany Rouse <tiffytoto4080@gmail.com>
Sent: Wednesday, November 20, 2024 3:32 PM
To: Rachel Bernish
Attachments: IMG_20241120_151418_HDR.jpg

To whom it may Concern...

I am a regular volunteer at Heidi Helping the Homeless.

I was very excited in anticipation of the new structure that was being brought to HHH property. Employees and volunteers were told it was for our use. We would be able to take our breaks over there, eat lunch there and/or take smoke breaks there.

Employees and volunteers would be responsible for keeping the area clean and safe.

I totally support this addition to HHH.

Tiffany Rouse

10/16/24
Richard's Auto Collect

in today asking what
Heidi was bringing
into town now - referring
to the covered stage that
was brought in - she
noted they wanted to add on
to Richard's Auto + were told
it was in a flood zone + they
would have to jump through hoops
to add on + Heidi can
do what she wants + throw up
structures.

Notes

10/16/24

Mark Keeling → HHH

→ ~~Special use permit for private?~~

Spot zoning would be illegal
Use not admitted
public service area
Smoking area
charging station
each lunch.

Stage in flood zone

structure not made to be exposed
to elements

Build stage up

- cannot combine addressing

- property secured + raised if special
use approve

- flood zone permit approved.

- More Keelings came into office

- Unaware of how many per shift per day

- do not recommend the ~~the~~ waiving of fees

reworking request.

LEGAL NOTICE

WHERE THE FOLLOWING VIOLATIONS HAVE BEEN FOUND:

Chapter 54 Section 54-77 of the City of Chickasha Code and
Chapter 10 Section 55 of the City of Chickasha Code and
Section 105 of the 2018 International Building Code and
Chapter 46 Section 46-134 Of the City of Chickasha Ordinance
Chapter 46 Section 46-132 Of the City of Chickasha Ordinance

☒ ACCESSORY BUILDING PLACED WITHOUT A
PERMIT.

☒ ACCESSORY BUILDING ON RESIDENTIAL ZONED
PROPERTY WITHOUT A MAIN STRUCTURE.

☒ ACCESSORY BUILDING LOCATED IN A FLOOD
ZONE.

IT IS HEREBY ORDERED In accordance with the above Codes that:

IMMEDIATE RELOCATION
IS REQUIRED

Is mandated at once pertaining these premises located at:

Lots 8,9,10,11 Block 79 OT

Removal must be completed before: November 1, 2024

All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such
action is authorized in writing by the Community Development Department.

Building Official

Dawn Martin

Date 10-16-2024



Grady County Treasurer
Robin Burton

- Home
- State Map
- View or Pay Tax Info
- Mortgage Tax Calculator
- Menu



Online credit card payments accepted.



Robin Burton, Treasurer

Location of Treasurer's Office:

P.O. Box 230 Chickasha, OK 73023

Phone: 405-224-5337

Fax: 405-224-7093

E-Mail: office@gradytreasurer.com

Office Hours: Monday thru Friday, 8:00 AM to 4:30 PM

Tax payments updated through 10-16-24 close-of-business.

Owner Name and Address

HEIDI HELPING THE HOMELESS,
LLC
428 S. 3RD
CHICKASHA OK 73018-0000

Taxroll Information

Tax Year: 2023
Property ID: C001-00-079-008-0-000-00
Location:
School District: 1001C 9001 CHICKASHA CITY V6 Mills : 104.64
Type of Tax: Real Estate Code :
Tax ID: 21849

Legal Description and Other Information:

27-07-07-10950 ALL LOTS 8--9 BLK 79 CHICKASHA-OT 2.00 Lots History

Assessed Valuations		Amount
Land		677
Improvements		0
Net Assessed		677

Tax Values

	Amount
Base Tax	71.00
Penalty	0.00
Fees	0.00
Payments	71.00
Total Paid	71.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
11/03/2023	747	Other	Taxes	71.00	HEIDI HARRISON->C2317666-9E7E-4AC5-ACBF-87068...



Grady County Treasurer
Robin Burton

[Home](#) [State Map](#) [View or Pay Tax Info](#) [Mortgage Tax Calculator](#) [Menu](#) 

Online credit card payments accepted.



Robin Burton, Treasurer

Location of Treasurer's Office:

PO Box 230 Chickasha, OK 73023

Phone: 405-224-5337

Fax: 405-224-7093

E-Mail: office@gradytreasurer.com

Office Hours: Monday thru Friday, 8:00 AM to 4:30 PM

Tax payments updated through 10-16-24 close-of-business.

Owner Name and Address

HEIDI HELPING THE HOMELESS
428 S 3RD STREET
CHICKASHA OK 73018-0000

Taxroll Information

Tax Year: 2023
Property ID : C001-00-079-010-0-000-00
Location :
School District: 1001C 9001 CHICKASHA CITY V6 **Mills :** 104.64
Type of Tax : Real Estate **Code :**
Tax ID : 21850

Legal Description and Other Information:

27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 1.00 Lots [History](#)

Assessed Valuations		Amount
Land		338
Improvements		0
Net Assessed		

Tax Values

Base Tax
Penalty
Fees
Payments
Total Paid
Total Due

Amount
35.00
0.00
0.00
35.00
35.00
0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/26/2024	36828	Other	Taxes	35.00	HEIDI HARRISON-->27A07C6F-82A5-48CE-82A5-0D285...

Login (build: 26925;20241004.7)
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Online credit card payments accepted.



Robin Burton, Treasurer

Location of Treasurer's Office:

P.O. Box 280 Chickasha, OK 73023

Phone: 405-224-5337

Fax: 405-224-7093

E-Mail: office@gradytreasurer.com

Office Hours: Monday thru Friday, 8:00 AM to 4:30 PM

Tax payments updated through 10-16-24 close-of-business.

Owner Name and Address

HEIDI HELPING THE HOMELESS
428 S 3RD STREET
CHICKASHA OK 73018-0000

Taxroll Information

Tax Year : 2023
Property ID : C001-00-079-011-0-000-00
Location : 223 E MINNESOTA AVE CHICKASHA
School District : 1001C 9001 CHICKASHA CITY V6 Mills : 104.64
Type of Tax : Real Estate Code :
Tax ID : 21851

Legal Description and Other Information:

28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 100 Lots [History](#)

Assessed Valuations	Amount
Land	338
Improvements	0
Net Assessed	

Tax Values

	Amount
Base Tax	35.00
Penalty	0.00
Fees	0.00
Payments	35.00
Total Paid	35.00
Total Due	0.00

Date	Receipt	Paid With	Payment For	Amount	Paid By
02/26/2024	36829	Other	Taxes	35.00	HEIDI HARRISON-->27A07C6F-32A5-48CE-82A5-0D2B5...

Login (build: 26925;20241004.7)
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LEGAL NOTICE

WHERE THE FOLLOWING VIOLATIONS HAVE BEEN FOUND:

Chapter 54 Section 54-77 of the City of Chickasha Code and
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☒ ACCESSORY BUILDING PLACED WITHOUT A PERMIT.

☒ ACCESSORY BUILDING ON RESIDENTIAL ZONED PROPERTY WITHOUT A MAIN STRUCTURE.

☒ ACCESSORY BUILDING LOCATED IN A FLOOD ZONE.

IT IS HEREBY ORDERED in accordance with the above Codes that:

IMMEDIATE RELOCATION IS REQUIRED

Is mandated at once pertaining these premises located at:

Lots 8,9,10,11 Block 79 OT

Removal must be completed before: November 2, 2024

All persons acting contrary to this order or removing or mutilating this notice are liable to arrest unless such action is authorized in writing by the Community Development Department.

Building Official

Danvera Whitmer

Date 10-16-2024

Nailynn's
Beauty & Spa

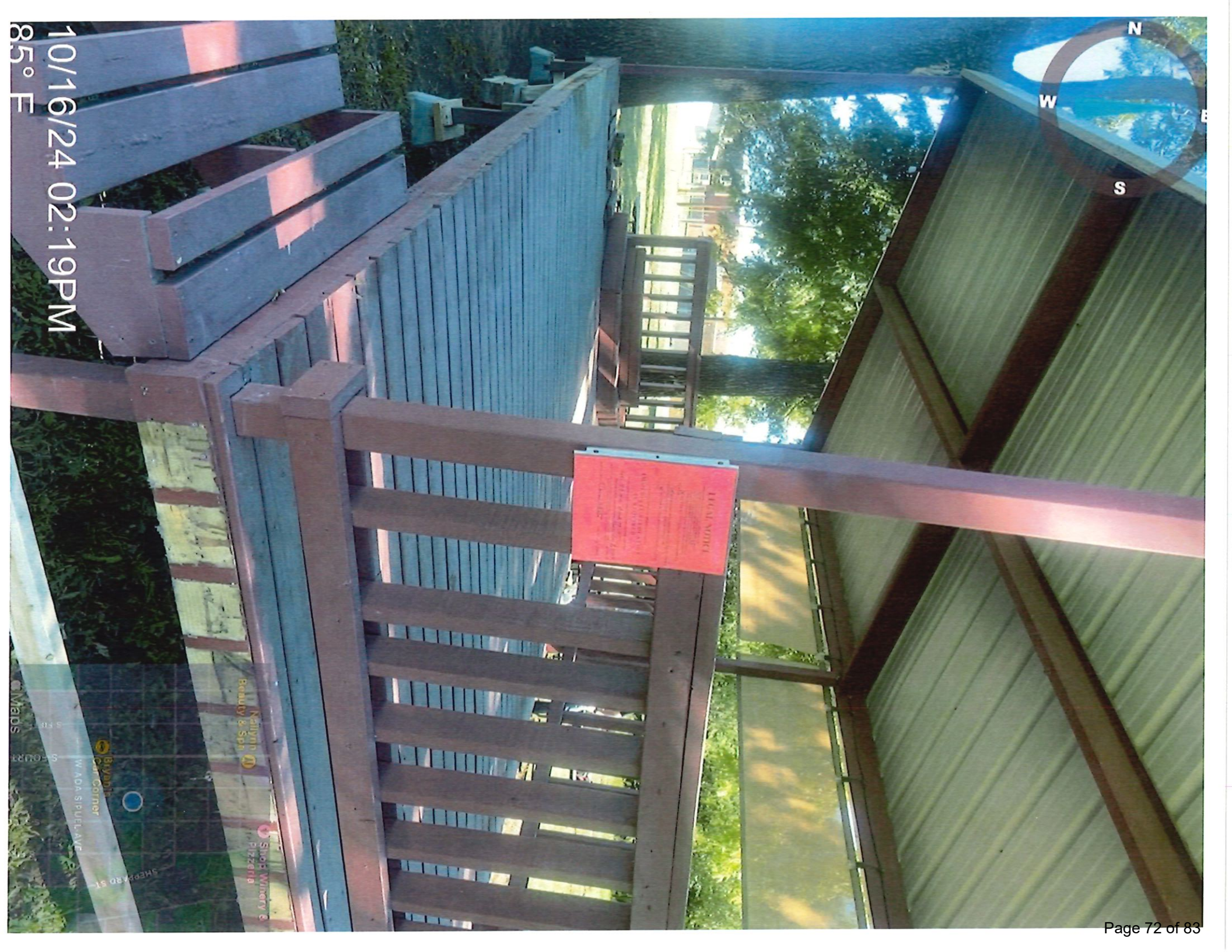
Shop Winery &
Pizzeria

Bryan's
Car Corner

WADA SUPPLY AVE

10/16/24 02:19PM

73°F

[illegible][illegible]

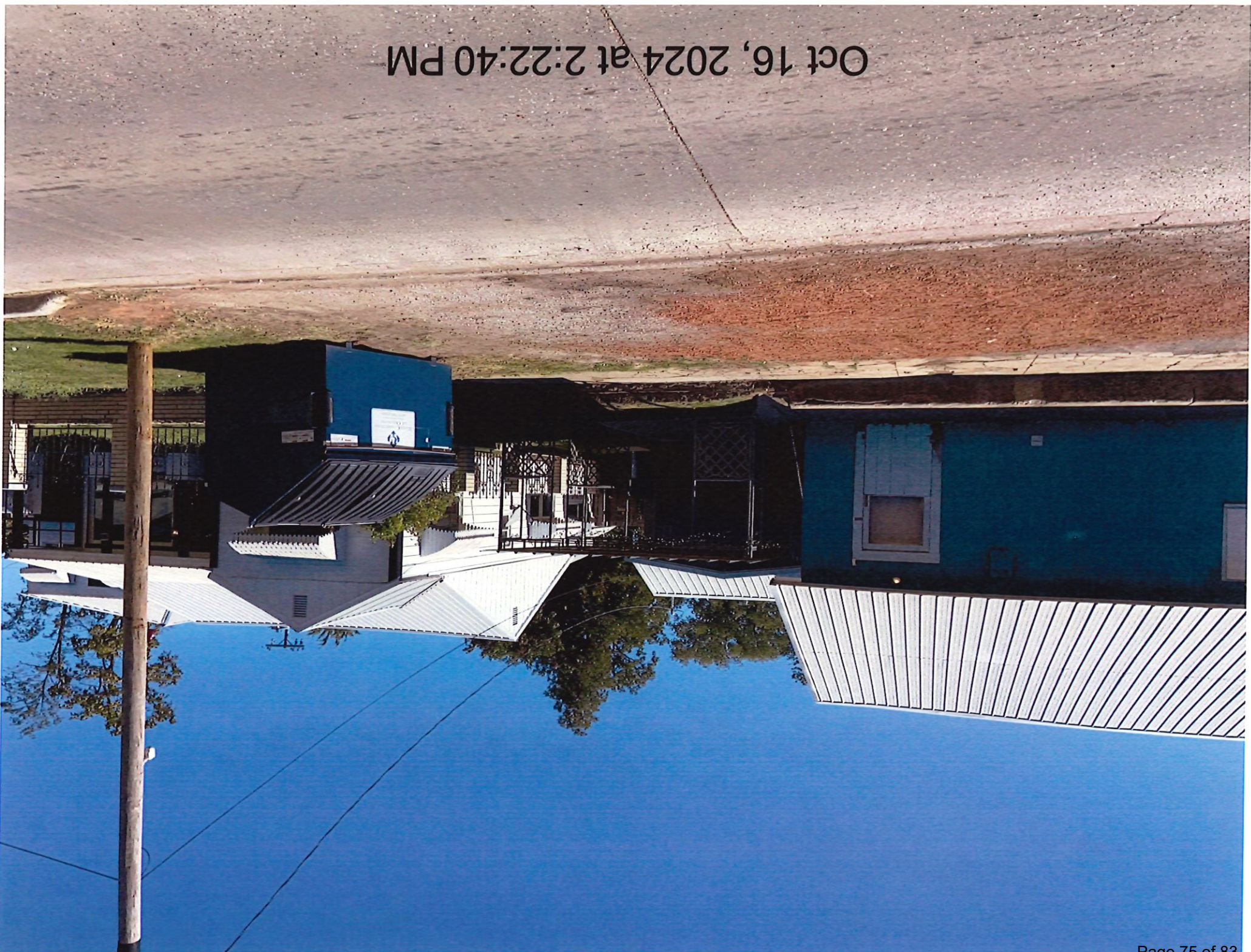
0/16/24 02:19PM
20° SE



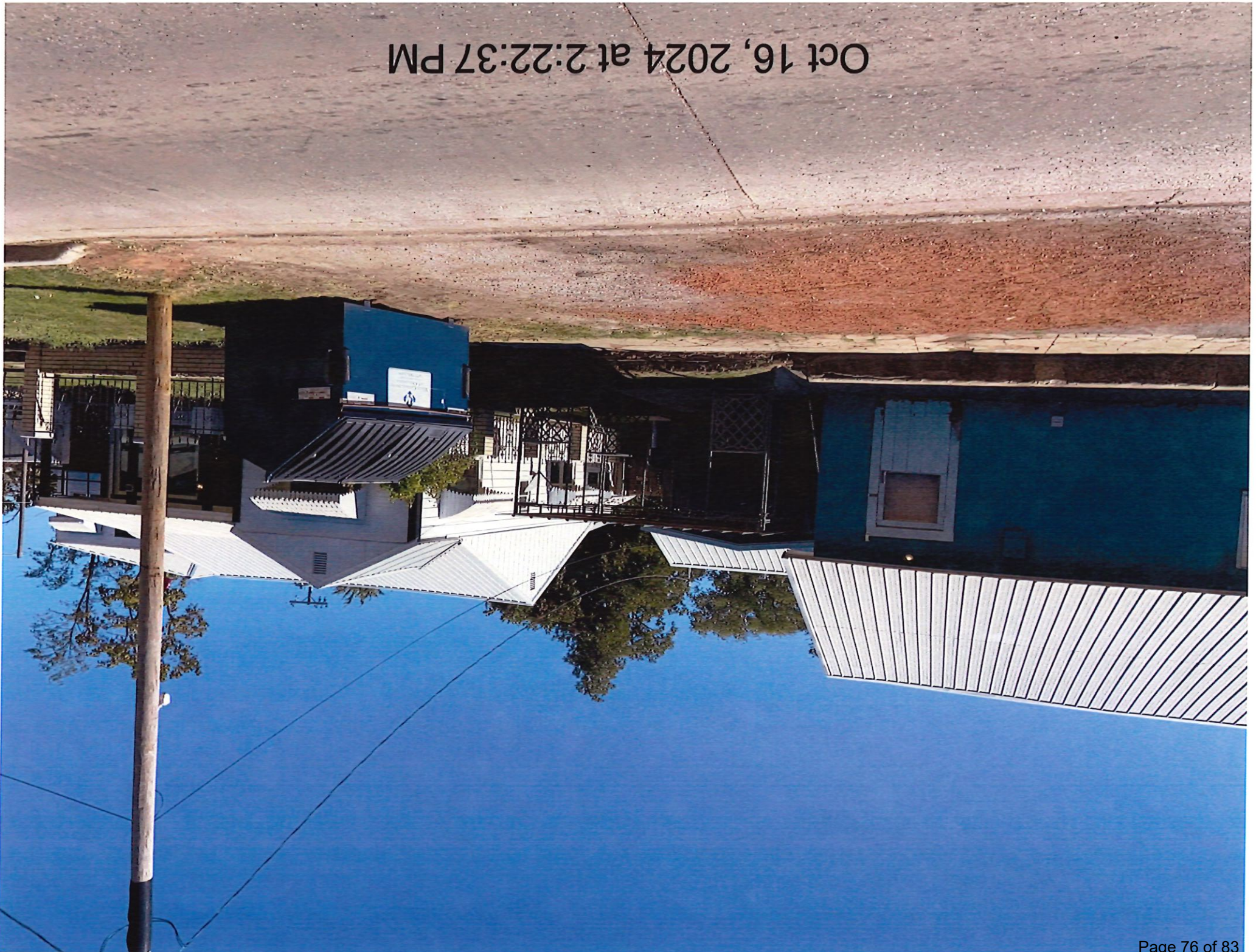
Oct 16, 2024 at 2:22:45 PM



Oct 16, 2024 at 2:22:40 PM



Oct 16, 2024 at 2:22:37 PM



National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE) Zone A, V, X, S1	
With BFE or Depth Zone AE, AO, AH, VE, AR	
Regulatory Floodway	

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	
Future Conditions 1% Annual Chance Flood Hazard Zone X	
Area with Reduced Flood Risk due to Levee, See Notes, Zone X	
Area with Flood Risk due to Levee Zone D	

Area of Minimal Flood Hazard Zone X	
Effective LOMRs	
Area of Undetermined Flood Hazard Zone D	

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

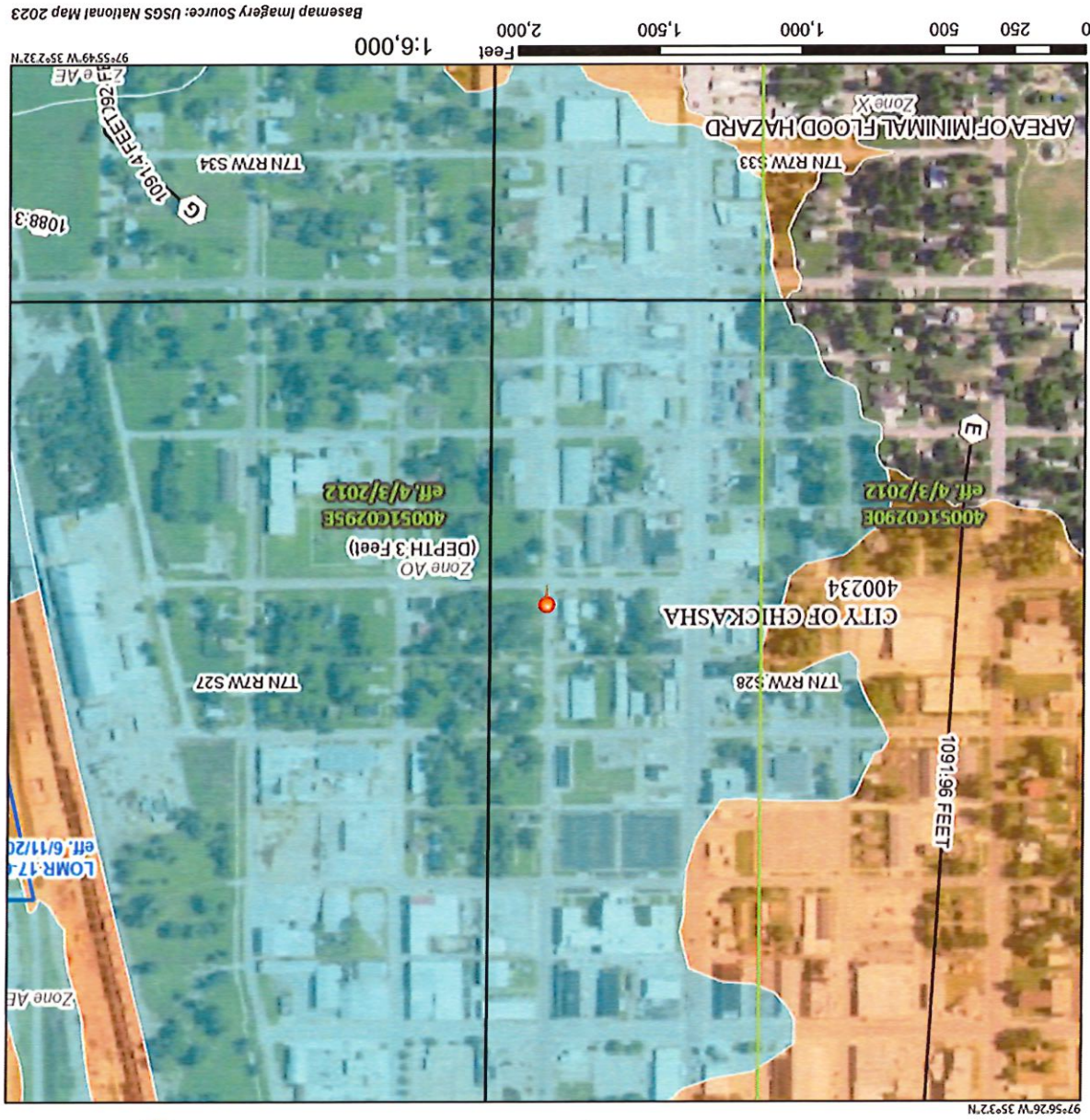
OTHER AREAS OF FLOOD HAZARD		LOMR, 174
		et, 6/11/20
		et, 6/11/20
		et, 6/11/20

OTHER FEATURES		Coastal Transact
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transact Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2024 at 1:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoderated areas cannot be used for regulatory purposes.



Basemap Imagery Source: USGS National Map 2023

103100467
10/15/2024
5250007238185
This is a LEGAL COPY of your
check. You can use it the same way
you would use the original check.

RETURN REASON (A)
NOT SUFFICIENT FUNDS

FNBT Chickasha

2022/10/01 12:40:01 EST
2022/10/01 12:40:01 EST

NSF

HEIDI HARRISON 1323 W MISSOURI AVE CHICKASHA, OK 73018	
Pay to the Order of	<u>City of Chickasha</u>
ARVEST BANK	
For ☒ Shield	
zone fee	
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<u>Matthew</u>	
-MATTHEW 19/26	
Dollars	
\$ 500.00	
10.07.24	
DATE	

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FOR DEPOSIT ONLY
CITY OF CHICKASHA

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Do not endorse or write below this line.

PROOF OF PUBLICATION

In the District Court of Grady County, State of Oklahoma

REZONE R-1 TO C-2

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

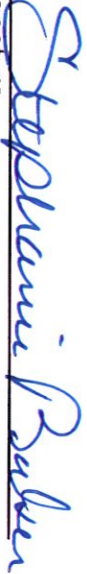
I, the undersigned publisher, editor or Authorized Agent of the Chickasha Daily Express, do solemnly swear that the attached advertisement was published in said paper as follows:

11/14/2024

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 14th day of November, 2024

Notary Public

My commission expires September 30, 2026.
Commission # 22013298

Cost of Publication \$ 39.35

Ad # 70306

Acct # 44095

Copies: 1

PAY TO:

The Express Star
PO Drawer E
Chickasha, OK 73023



Published in
The Express-Star
November 14, 2024
1 time
LPXLP
NOTICE OF PUBLIC HEARING PC PETITION
REQUEST FOR A REZONING FROM R-1 TO C-2
NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 10th 2024, at Chickasha City Hall, 117 North 4th Street, Chickasha, Oklahoma. This public hearing is regarding the petition by Heidi Helping the Homeless/Heidi Harrison Requesting a rezone on four lots from R-1 to C-2 on the following described property:
27-07-07-10930 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 200 Lots, 27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 100 Lots, 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 100 Lots in the city of Chickasha, Grady County, Oklahoma
BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use the space for Heidi Helping the Homeless staff and volunteers to congregate and smoke, eat lunch and charge phones. The current zoning is R-1 Single Family Residential.
Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to Rachel.Bemish@chickasha.org or be mailed to City of Chickasha, Community Development Department, 117 North 4th Street Chickasha, OK 73018.
Please call the Community Development Department at 405-222-6010 or email Rachel.Bemish@chickasha.org should you have any questions regarding this petition.
There will also be a public hearing on this petition at the December 16th, 2024 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

**NOTICE OF PUBLIC HEARING
PC PETITION**

REQUEST FOR A USE ON REZONING FROM R-1 TO C-2

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, December 10th 2024, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Heidi Helping the Homeless/Heidi Harrison Requesting a rezone on four lots from R-1 to C-2 on the following described property:

27-07-07-10950 ALL LOTS 8-9 BLK 79 CHICKASHA-OT 2.00 Lots, 27-07-07-11000 ALL LOT 10 BLK 79 CHICKASHA-OT 1.00 Lots, 28-07-07-45400 ALL LOT 11 BLK 79 CHICKASHA-OT 1.00 Lots in the city of Chickasha, Grady County, Oklahoma

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to use the space for Heidi Helping the Homeless staff and volunteers to congregate and smoke, eat lunch and charge phones. The current zoning is R-1 Single Family Residential.

Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing 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, Ok 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.



There will also be a public hearing on this petition at the December 16th, 2024 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,

Assistant City Manager



Staff Report for Heidi Helping the Homeless Rezoning

Heidi Harrison of Heidi Helping the Homeless came into the office on October 3rd 2024 and spoke with Danielle Charles and Darren Martin. She advised she needed a rezoning application for Lots 8, 9, 10, 11 Block 79 to the City of Chickasha, as well as lot merge questions about combining to make one address and asking to have the same use for her business.

Heidi stated on her October 3rd visit to Community Development the lot would be used as a smoking area, lunch location, and phone charging station for the homeless. She advised that either Nate McCalla or Mark Keeling would be representing her in this hearing and did not wish to speak with additional city staff at that time. Heidi also asked about putting a stage on those lots. She was advised she would not be able to put anything on the lot without a permit. This lot is also located in the AO regulatory Flood zone, set by FEMA. Being in this type of flood zone automatically requires that anything placed inside must be raised 3 feet, and obtain a floodplain permit as well.

On October 16th, 2024 Mark Keeling came into the office to speak with myself and Darren Martin regarding the rezoning. I told Mr. Keeling it would be best to request a special use permit for this type of structure. He said he was told that Heidi and her Board only wanted a rezoning. I advised this was illegal and would be considered spot zoning. Spot zoning puts liability on the Planning and Zoning commission as well as the City Council and I would not be able to provide a positive staff recommendation for something of this nature. Spot Zoning is defined in the International Zoning Code as *a small parcel of land that is arbitrarily selected for a zoning classification that is unrelated to the surrounding uses and zoning districts and cannot be justified based on health, safety or general welfare of the community*. At this meeting Mr. Keeling advised that the property would not be used for the Homeless but rather for Heidi's staff to smoke, eat lunch and take breaks.

I asked Mr. Keeling for information on how many staff are present at the thrift store each day and per shift. He said he was unable to provide that information. I asked Mr. Keeling for any contact information or names of anyone on Heidi Helping the Homeless Board, he was unable to provide that information. I mentioned that the current location has a covered and lit gazebo area for people to smoke and eat their lunch. He was unsure why they could not use this area.

At some time between the October 3rd and October 16th a stage was illegally placed on the lot in question for rezoning. This structure was not permitted and it is illegally located in the flood zone. The Chief Building Official Darren Marting has placed a stop work order on the property and is taking next steps in the legal process for this illegal structure.

On November 27, 2024 an Electrician came into the office to ask for an electrical permit for the illegal stage and area. They were advised that we would be unable to issue permits until the illegal structure issue was resolved.

My staff recommendation is not approving this matter. Permanently changing the zoning classification located inside of the block surrounded by residential uses would harm the rest of the residents in the neighborhood. I am also concerned about long term plans for the area since the applicant is unwilling to consider a special use permit which is the most appropriate route to try to accomplish her goals. The flood zone which this area is located in presents a lot of building challenges. This will cause complications for any future building on these lots. Finally the spot zoning issue is something to consider as well, changing the zoning like this must benefit the community as a whole. I have concerns that residents and business owners in the area be will negatively affected by this change.

Sincerely,

Rachel Bernish,

Assistant City Manager

CHICKASHA

Meeting Type: PC 12/10/24

Meeting Date: 12/10/2024

Department: Community Development

Agenda Item No. 2.i.

AGENDA ITEM: Discussion, consideration and possible action to approve the Rezoning from R-1 to C-2 for Heidi Helping the Homeless/Heidi Harrison for Lots 8,9,10,11 Block 79 to the City of Chickasha (200 Block of W. Minnesota)

I. BACKGROUND/DESCRIPTION:

The applicant wishes to use the space for Heidi Helping the Homeless staff and volunteers to congregate and smoke, eat lunch and charge phones. The current zoning is R-1 Single Family Residential.

II. RECOMMENDED ACTION:

Disapprove

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: December 10, 2024	(From)		

V. ATTACHMENTS: