



COMMUNITY DEVELOPMENT

NOTICE OF A MEETING FOR CITY OF CHICKASHA PLANNING COMMISSION

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, May 13, 2025, at 4:00 PM.**

Said meeting will be held at City Hall, 2nd Floor City Council Chambers, 117 N. 4th Street, Chickasha, Oklahoma.

The City of Chickasha encourages participation from all its citizens. If special accommodations are needed, please notify the City Clerk at least 48 hours prior to the scheduled meeting. The City may waive the 48-hour rule if the necessary accommodations can be easily made.

AGENDA

- 1 Call to Order/Roll Call**
- 2 Meeting Items**
 - a. **Discussion, Consideration and Possible action to approve the minutes from the April 8th, 2025 meeting**
 - b. **Public hearing to discuss and consider the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 422 W. Grand Ave.**
 - c. **Discussion, consideration, and possible action to approve the petition by Cynthia Teague Requesting a use on review for sales of alcohol at 422 W Grand Ave.**
 - d. **Public hearing to discuss and consider the petition by Sheldon Glass requesting a Use on Review for sales of alcohol at 1928 S. 4th St.**
 - e. **Discussion, consideration, and possible action to approve the petition by Sheldon Glass requesting a Use on Review for sales of alcohol at 1928 S. 4th St.**
- 3 Motion to Adjourn.**

CHICKASHA

Meeting Type: Planning Commission 5/13/25

Meeting Date: 5/13/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the April 8th, 2025 meeting

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: May 13, 2025	(From)		

V. ATTACHMENTS:

1. 4.8.25 minutes PLANNING COMMISSION

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

PLANNING COMMISSION MEETING

April 8, 2025

1. Call meeting to order: 4PM

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Present: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Absent:

Staff Present: Danielle Charles, Darren Martin, Nick Alexander

Citizens:

2. Meeting Items:

**A. Discussion, Consideration and Possible action to approve the minutes
from the March 11th, 2025 meeting**

***Motion by: Ladd and second by Moore to approve minutes from the March
11th, 2025 meeting.**

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

B. Public Hearing to discuss and consider the Final Plat for Enclave Estates at Chickasha for Crafton Tull

- **Public Hearing Opened: 4:02**
- **Public Hearing Closed: 4:04**

C. Discussion, consideration and possible action to approve the Final Plat for Enclave Estates at Chickasha for Crafton Tull.

***Motion by: Ladd seconded by Anderson to approve the Final Plat for Enclave Estates at Chickasha for Crafton Tull.**

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

D. Public Hearing to discuss and consider the Final Plat for Sleepy Hollow 3rd Addition Phase 4 for Crafton Tull

- **Public Hearing Opened: 4:04**
- **Public Hearing Closed: 4:05**

E. Discussion, consideration and possible action to approve the Final Plat for Sleepy Hollow 3rd Addition Phase 4 for Crafton Tull.

***Motion by: Johnson seconded by Moore to approve the Final Plat for Sleepy Hollow 3rd Addition Phase 4 for Crafton Tull.**

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

3. Motion to Adjourn.

Roll Call: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Ayes: Nita Ladd, Marissa Moore, Eric Anderson, Alexis Johnson, Mike Mosley

Nays:

Abstain:

CHICKASHA

Meeting Type: Planning Commission 5/13/25

Meeting Date: 5/13/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public hearing to discuss and consider the petition by Cynthia Teague requesting a Use on Review for sales of alcohol at 422 W. 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
Meeting Date: May 13, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 5/13/25

Meeting Date: 5/13/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Cynthia Teague Requesting a use on review for sales of alcohol at 422 W Grand Ave.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Recommend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Rachel Bernish

Meeting Date:

May 13th, 2025

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

V. ATTACHMENTS:

1. 420 W. grand Abstract List
2. Oasis Liquor 422 W Grand publish

Hillside Dairy LLC
177 County Road 1370
Chickasha, OK 73018

Craig M. Denton & Stephen L.
McCray
PO BOX 2100
Chickasha , OK 73023

Southland Realty LLC
3119 Quentin Rd.
Brooklyn, NY 11234

New Urban Develop, Chickasha
LLC
5200 Buffington Rd.
Atlanta, GA 30349

Teague Properties LLC
216 W Veteranc Memorial HWY
Blanchard, OK 73010

Stillwater National Bank & Trust
Co. Attn: Finance Dept.
PO BOX 1988
Stillwater, OK 74076

J & M Properties
3019 Lacey Dr.
Chickasha, OK 73018

Arrow Properties, LLC
500 W. Utah Ave.
Chickasha, OK 73018

Edcat, LLC
5409 NW 126th St.
Oklahoma City, OK 73142

Lawson Retail Properties LLC
2201 Tecumseh Dr.
Norman, OK 73069

Okie Propco, LLC
7004 N. Oklahoma Ct, Ste A&B
Oklahoma City, OK 73105

BBW and RDD, LLC
103 Father Hugo Dr.
Greer, SC 29650

G.E.D Investments Limited
Partnership
10405 Greenbriar Pl.
Oklahoma City, OK 73159

Mosely Real Estates INC
PO BOX 2100
Chickasha, OK 73023

Woodlands in Chickasha
Homeowners Assoc.
600 NW 23rd
Oklahoma City, OK 73103

Midfirst National Bank
Tax Compliance Dept.
501 NW Grand Blvd.
Oklahoma City, OK 73018

Woodlands in Chickasha
Homeowners Assoc.
600 NW 23rd
Oklahoma City, OK 73103

Mosely Real Estates INC
PO BOX 2100
Chickasha, OK 73023



**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, May 13th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Cynthia Teague Requesting a use on review for sales of alcohol on the following described property:

420 W Grand Ave - 33-07-07-18550 TR BEG 40' N OF SE/C SW/4 SE/4 SE/4 - N 300' W 90' SW/LY 323.1' E 210' TO BG - LESS TR BG 40' N OF SE/C SW/4 SE/4 SE/4 TH N 150' W 30' S 150' E 30' TO BG

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 March 17th, 2024, City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,
Assistant City Manager

CHICKASHA



Meeting Type: Planning Commission 5/13/25

Meeting Date: 5/13/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public hearing to discuss and consider the petition by Sheldon Glass requesting a Use on Review for sales of alcohol at 1928 S. 4th St.

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: May 13, 2025	(From)		

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 5/13/25

Meeting Date: 5/13/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Sheldon Glass requesting a Use on Review for sales of alcohol at 1928 S. 4th St.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

Reccomend approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:

Rachel Bernish

Meeting Date:

May 13th, 2025

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

V. ATTACHMENTS:

1. Sheldon Glass application
2. Sheldon Glass abstract
3. Sheldon Glass addresses
4. Sheldon Glass UOR mailer



PC Petition #: _____

Filing Fee: \$ _____

PLANNING COMMISSION PETITION APPLICATION FOR OTHER REQUESTS

APPLICANT INFORMATION

Use on review

Name <i>Sheldon J. Glass</i>		Date <i>4-4-2025</i>
Address <i>3236 California ave.</i>		Email: <i>Chickasha-Spirits@yahoo.com</i>
City, State, and Zip Code <i>Chickasha, OK. 73018</i>		Phone Numbers <i>405-320-3950</i>
Applicant's Signature <i>Sheldon J. Glass</i>		

PROPERTY LOCATION

☐ Platted ☐ Unplatted	Subdivision	Lot	Block
Property Address <i>1928 S. 4th St Chickasha OK 73018</i>			
Legal Description (if unplatted). You may attach the legal description to this application.			

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.

*I intend to open a retail liquor store at this location
Offering a modern and pleasant shopping experience*

OFFICE USE ONLY

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

I am requesting a use on review for 1928 s. 4th st. in Chickasha, Oklahoma, to open a retail liquor store with a modern appeal with all new fixturing and design to give a pleasing shopping experience for the Chickasha area

Thank You

Sheldon Glass

SPECIAL CERTIFICATE
157582

RE:

SURFACE RIGHTS ONLY

A part of the E/2 SE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, described as follows: Beginning at a point 40 feet North and 344 feet West of the SE/corner of said Section; thence North 490 feet; thence East 294 feet; thence North 560 feet; thence West 240 feet; thence North 230 feet; thence West 370 feet; thence South 1130 feet; thence East 125 feet; thence South 150 feet; thence East 191 feet to the Point of Beginning.

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

Owner:

Terry & Amy Chick
1459 County Road 1423
Ninnekah, OK 73067

Description:

Lot 2 Block 1 Chickasha Chicken Express an addition to the City of Chickasha, Grady County, Oklahoma, being part of the SE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, according to the recorded plat thereof.

Owner:

Kathy M. Duff
1002 S. 14th Street
Chickasha, OK 73018

Description:

The S/2 NW/4 SE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma.

Owner:

Southland Realty LLC
3119 Quentin Road
Brooklyn, NY 11234

Description:

A part of the E/2 SE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, described as follows: Beginning at a point 40 feet North and 344 feet West of the SE/corner of said Section; thence North 490 feet; thence East 294 feet; thence North 560 feet; thence West 240 feet; thence North 230 feet; thence West 370 feet; thence South 1130 feet; thence East 125 feet; thence South 150 feet; thence East 191 feet to the Point of Beginning.

Owner:

Chickasha Lumber Company, Inc.
1620 S 4th Street
Chickasha, OK 73018

Description:

The S/2 SE/4 NE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma.

Owner:

Lighthouse Residential Homes, LLC
12444 NW 10th Street
Suite 187
Yukon, OK 73099

Description:
33-07N-07W BEG 484' S NE/C SW/4 NE/4 SE/4 THE S 176'; TH W 239.25';
TH N 80'; TH W 80'; TH N 96'; TH E 319.25' TO POB

Owner:
Richard W. & Elinda Martin
1409 County road 1300
Chickasha, OK 73018

Description:
33-07-07-18500 BG 148' S & 213' W OF NE/C E/2 SE/4 SE/4 TH W 27' S 82' E
27' N 82' TO BG.

Owner:
Wilkerson RE Investments, LLC
2600 Lakewood Drive
Chickasha, OK 73018

Description:
Lot 1 Block 1 Chickasha Chicken Express an addition to the City of Chickasha,
Grady County, Oklahoma, being part of the SE/4 SE/4 of Section 33, Township 7
North, Range 7 West of the I.M., Grady County, State of Oklahoma, according to
the recorded plat thereof.

Owner:
J & M Properties, LLC
3019 Lacey Drive
Chickasha, OK 73018

Description:
33-07-07-19850 BG 535' W OF SE/C SE/4 SE/4 SE/4 TH N 190' W 155' S 150'
E 30' S 40' E 125'

Owner:
CVS
c/o Altus Group US Inc
PO Box 1610
Cockeysville, MD 21030

Description:
33-07-07 CVS ADDITION BLK 1 LOT 1 BEG AT A PT50' S 89 54'10" W
672.14' N 00 00'41"W OF THE SE/C, TH S 89 54'10"W 226, TH N 00 00 41'W
212', TH N 8 9 54'10"E 226' TO THE EXISTING ROW LINE OF US
HIGHWAY 81, TH S 00 00'41"E ALONG SAID WESTERLY ROW LINE
212' TO POB.

Owner:
NB Blook Property LLC
21339 Parham Circle
Spring, TX 77388

Description:

33-07-07-19800 BG 148' S OF NE/C E/2 SE/4 SE/4 TH S 82' W 213' N 82' E 213'

Owner:

G.E.D. Investments Limited Partnership
10405 Greenbriar Place
Oklahoma City, OK 73159

Description:

33-07N-07W LOT 1 BLK 1 TACO MAYO ADDITION E/2 SE/4 SE/4 BEG. PT 40' N & 344' W OF SE/C; N 00 00'41"W 150'; S 89 54'10" W A DIS 19 1'; S 00 00'41" E A DIS 150'; N 89 54'10" E A DIS 191' TO POB

Owner:

Oklahoma City Associates
688 E Millsap Road
Suite 200
Fayetteville, AR 72703

Description:

33-07-07-20210 BEG SE/C SE/4 TH N 00 DEG 02 MIN 00 SEC E 1011.14' TH S 89 DEG 56 MIN 51 SEC W 50' TO PT OF BG TH S 89 DEG 56 MIN 51 SEC W 157.04' TO E EDGE OF THE 20' EASEMENT SHOWN AT BOOK 606 PAGE 217 TH S 00 DEG 06 MIN 06 SEC E ALONG OF SAID EASEMENT 127' TH N 89 DEG 56 MIN 51 SEC E 156.74' TH N 00 DEG 02 MIN 00 SEC E 127' TO PT OF BG

Owner:

Mosley Real Estates, Inc.
PO Box 2100
Chickasha, OK 73023

Description:

33-07N-07W COMM SE/C SW/4 SE/4 SE/4 TH N 340' TO POB; TH N 320'; TH W351.29'; TH S 00DEG 03'18"E 250.40'; TH S 45DEG E 84.85'; TH E 291.29' TO POB

Owner:

Donna A. Limb
1727 S 6th Street
Chickasha, OK 73018

Description:

The N/2 NW/4 SE/4 SE/4 of Section 33, Township 7 North, Range 7 West of the I.M., Grady County, State of 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 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 1st day of April, 2025 @ 7:59 A.M.

WASHITA VALLEY ABSTRACT & TITLE, LLC
By 
Tammy Brown

Terry & Amy Chick
1459 County Rd 1423
Ninnekah, OK 73067

Kathy M Duff
1002 S 14th St
Chickasha, OK 73018

Southland Realty LLC
3117 Quentin Rd
Brooklyn, NY 11234

Chickasha Lumber Company, INC
1620 S 4th St
Chickasha, OK 73018

Lighthouse Residential Homes, LLC
2600 Lakewood Dr
Chickasha, OK 73018

Richard W & Elinda Martin
1409 County Road 1300
Chickasha, OK 73018

Wilkerson RE Investment, LLC
2600 Lakewood Drive
Chickasha, OK 73018

J & M Properties, LLC
3019 Lacey Drive
Chickasha, OK 73018

CVS
c/o Altus Group US Inc
PO Box 1610
Cockeysville, MD 21030

NB Blook Property LLC
21339 Parham Circle
Spring, TX 77388

G.E.D Investments Limited Partnership
10405 Greerbriar Place
Oklahoma City, OK 73159

Oklahoma City Associates
388 E Millsap Rd
Suite 200
Fayetteville, AR 72703

Mosley Real Estates, INC
PO Box 2100
Chickasha, OK 73018

Donna A Limb
1707 S 6th St
Chickasha, OK 73018



**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, May 13th, 2025, at Chickasha City Hall, 117 North 4th Street., Chickasha, Oklahoma. This public hearing is regarding the petition by Sheldon Glass Requesting a use on review for sales of alcohol on the following described property:

1928 S 4th St - 33-07-07-20200 BG 40' N & 344' W OF SE/C E/2 SE/4 SE/4 TH N 490' E 294' N 560' W 240' N 230' W 370' S 1130' E 125' S 150' E 191' TO B EG - LESS TR BG SE/C SE/4 TH N 00 DEG 02 MIN 00 SEC E 1011.14' TH S 89 DEG 56 MIN 51 SEC W 50' TO PT OF BG TH S 89 DEG 56 MIN 51 SEC W 157.04' TO E EDGE OF THE 20' EASEMENT SHOWN AT BK 606 PAGE 217; TH S 00 DEG 06 MIN 06 SEC E ALONG E EDGE OF SAID EASEMENT 127' TH N 89 DEG 56 MIN 51 SEC E 156.74' TH N 00 DEG 02 MIN 00 SEC E 127' TO PT OF BG (.436 AC LEASED TO TACO BELL)(SEE FILE) SOUTHLAND SHOPPING CENTER LESS-BEG AT A PT 50' S 89 54'10" W 672.14' N 00 00'41"W OF SE/C, TH S 89 54'10 "W 226, TH N 00 00 41"W 212', TH N 89 54'10"E 226' TO EXISTING ROW LINE OF US HIGHWAY 81, TH S 00 00'41"E ALONG SAID WESTERLY ROW LINE 212' TO POB.LESS-LOT 1 BLK 1 TACO MAYO ADDITION E/2 SE/4 SE/4 BEG. PT 40' N & 344' W OF SE/C; N 00 00'41"W 150'; S 89 54'10" W A DIS 191'; S 00 00'41" E A DIS 150'; N 89 54'10" E A DIS 191' TO POB

BRIEF DESCRIPTION OF REQUEST: The applicant wishes to open a liquor store at this location offering a modern and pleasant shopping experience.

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 May 19th, 2025 City Council meeting at Chickasha City Hall, 117 North 4th Street, Chickasha Oklahoma.

Sincerely,

Rachel Bernish,
Assistant City Manager