



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, October 14, 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 August 12th, 2025 meeting**
 - b. **Public Hearing to discuss and consider the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.**
 - c. **Discussion, consideration and possible action to approve the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.**
 - d. **Public Hearing to discuss and consider the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.**
 - e. **Discussion, consideration, and possible action to approve the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.**
 - f. **Public Hearing to discuss and consider the petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor 615 S 4th St.**

- g. **Discussion, consideration, and possible action to approve a petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor, 615 S 4th St.**

3 Motion to Adjourn.

Rachel Bernish, Community Development Director

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Discussion, Consideration and Possible action to approve the minutes from the August 12th, 2025 meeting

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 14, 2025

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

V. ATTACHMENTS:

1. 8.12.25 minutes PLANNING COMMISSION

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

PLANNING COMMISSION MEETING

May 13th, 2025

1. Call meeting to order:

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

Present:

Nita Ladd, Eric Anderson, Alexis Johnson, Mike Mosley

Absent: Marissa Moore

Staff Present: Danielle Charles, Rachel Bernish, Nick Alexander

Citizens: Log is attached

2. Meeting Items:

**A. Discussion, Consideration and possible action to approve the minutes
from May 13th 2025 meeting**

***Motion by: Anderson and second by Ladd to approve minutes from the May
13th, 2025 meeting.**

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

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

Nays:

Abstain:

B. Public Hearing to discuss and consider the petition by Earthly Dwellings for a Planned Unit Development (PUD).

- **Public Hearing Opened: 4:05**
- **Public Hearing Closed: 4:42**

C. Discussion, consideration and possible action to approve the petition by Earthly Dwellings for a Planned Unit Development (PUD).

***Motion by: Ladd seconded by Anderson**

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

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

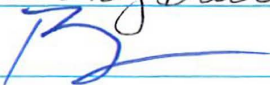
Nays:

Abstain:

3. Motion to Adjourn

Planning Commission

Name:

David Lewis	Earthly Dwellings	405-593-4745
Julie Lewis	Earthly Dwellings	
Barbara Pfennig		405-574-5405
Shelley Freeman	Resurrection House	916-277-4788
Bill Flores	Earthly Dwelling	580-951-0202
Dwain Schok		
Kent Fark		405-301-6623
Paula Wilson	CADC	580-530-0370
Bonita Harrison		361-537-1775
Amy Basehart	Bank of Commerce	405-492-9726
Jill Locke	Grady County Cl.	405-224-7388
Ruby Bingham	Grady Comm #2	405-821-7147
Angie Lewis	Earthly Dwellings	405-779-6969
Stephen Sandoval	Stephen Sandoval	405-420-2683
Aaron Taylor	Earthly Dwellings	405-613-2983
Jake Merrick	Earthly Dwellings	405-513-0669
Trevor Moore	Earthly Dwellings	405-785-4185
Cale Maddy	Earthly Dwellings	405-630-8911
Amanda Flores	Earthly Dwellings	256-426-0034
Brandi Terry		405-820-9081

Curtis W. Aubrey
GEORGE PLUMMER
Ralph Singleton
Johnny Trammel
Julia Miller
Harry Marshall

William Meding Group
KODL 105

Great Plains Christian School
Great Plains Christian School

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and consider the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director:
NAME, TITLE

Fund	Account	Amount
(To)		

FUND	ACCOUNT	AMOUNT
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Meeting Date:
October 14, 2025

(From)		
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V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discussion, consideration and possible action to approve the petition by the City of Chickasha to update the C-1 General Commercial District to permit cemeteries, including funeral and burial services, and related uses such as columbariums, and crematoriums as a use permitted on review.

I. BACKGROUND/DESCRIPTION:

This will update the uses on review section under the C-1 General Commercial zoning section of the city ordinances to add the following

Cemeteries, including funeral and burial services, may be allowed in residential and commercial areas, but not in industrial zones, subject to the following conditions:

- a. The site must comply with all setback requirements.
- b. Any buildings or structures related to the cemetery use—such as columbariums, crematoriums, mausoleums, markers, monuments, funeral homes, and other accessory buildings—must not be located closer than 20 feet from any public street right-of-way.

II. RECOMMENDED ACTION:

Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date:	(From)		
October 14th, 2025			

V. ATTACHMENTS:

1. C2 Cemetery Use on review add Creamtoriums

Sec. 54-41. C-2, General Commercial District.

- (a) *General description.* This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.
- (b) *Uses permitted.* Property and buildings in a C-2 General Commercial District shall be used only for the following purposes:
 - (1) Any use permitted in a C-1 Local Commercial District along with the following:
 - a. Amusement enterprises.
 - b. Bus terminal.
 - c. Carpenter and cabinet shop.
 - d. Cleaning and dyeing works.
 - e. Dance studio.
 - f. Educational enterprises.
 - g. Electric transmission station.
 - h. Furniture or interior decorating store; paint and wallpaper.
 - i. Furniture repair and upholstery.
 - j. Funeral home.
 - k. Gas, gasoline and oil retail distributing plant.
 - l. Golf course, miniature, or practice range.
 - m. Hardware or appliance store.
 - n. Heating, ventilating, or plumbing supplies, sales, and service.
 - o. Key shop.
 - p. Kennel.
 - q. Laboratories, testing and experimental.
 - r. Laundry.
 - s. Leather goods shop.
 - t. Music, radio, or television shop.
 - u. New and used auto truck and machinery sales, service, and repair. All machinery, equipment, and vehicles not merchandised for sale or lease that remain on the premises for more than 24 hours must be stored inside an enclosed building. Vehicle and equipment salvage yards are prohibited. Gasoline storage tanks are permitted in ground only.
 - v. Nursery or garden supply store.
 - w. Pawnshop.
 - x. Pet shop.
 - y. Printing plant.

-
- z. Research laboratories.
 - aa. Sign painting shop.
 - bb. Hospital for small animals.
 - cc. Stock and bond broker.
 - dd. Storage warehouse.
 - ee. Theater.
 - ff. Toy store.
 - gg. Wholesale distributing center.
- (2) Buildings, structures, and uses accessory and customarily incidental to any of the above uses; provided there shall be no manufacture, processing or compounding of products other than such manufacture, processing, or compounding such as are customarily incidental and essential to retail establishments.
 - (3) Any other store or shop maintained for retail trade or for rendering personal or professional service.
 - (4) No article or material permitted under subsection (a) of this section shall be stored or displayed outside the confines of a building unless it is so screened by walls, fences, or planting that it cannot be seen from adjoining streets or lots when viewed by a person at ground level.
- (c) *Uses permitted on review.*
- (1) Any establishment that offers, or intends to offer, for sale or consumption any type of alcoholic or nonintoxicating beverage.
 - a. Any restaurant, which has the primary purpose of serving food to the public, and which offers as a part of its menu for consumption on the premises any nonintoxicating beverage as defined by state law.
 - b. Tavern or bottle club.
 - c. Liquor store.
 - (2) The following uses may be permitted on review in the C-2 district: Tattoo or body piercing.
 - (3) Cemeteries, including funeral and burial services, may be allowed in residential and commercial areas, but not in industrial zones, subject to the following conditions:
 - a. The site must comply with all setback requirements.
 - b. Any buildings or structures related to the cemetery use—such as columbariums, crematoriums, mausoleums, markers, monuments, funeral homes, and other accessory buildings—must not be located closer than 20 feet from any public street right-of-way.
- (d) *Area regulations.*
- (1) For dwellings in a C-2 district, area regulations shall be the same as those required in R-3.
 - (2) When a lot in a C-2 district, being used for commercial purposes, abuts upon a dwelling district, or dwelling, the rear yard requirements shall be 15 feet.
 - (3) Intensity of use regulations for residential purposes in a C-2 district shall be the same as those in R-3.
 - (4) Residential uses may be permitted in existing buildings not conforming to area and height regulations provided the structures comply with all applicable fire, life safety, and building codes.
-

(e) *Height regulations.* Dwellings located in a C-2 district shall have height regulations the same as those in R-3.
(Code 2012, § 16-4-15; Ord. No. 97-10, 5-19-1997; Ord. No. 98-18, 11-16-1998; Ord. No. 2005-19, 12-5-2005; Ord.
No. 2006-21, 9-18-2006)

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.

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:
October 14, 2025

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.e.

AGENDA ITEM: Discussion, consideration, and possible action to approve the petition by Derrick Thornton requesting an oversized building of 1,400 sq ft located at 135 Sheridan Place that will match the fascia of the home.

I. BACKGROUND/DESCRIPTION:

The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft. The applicant will be re-doing this home and is wanting to add a 1,400 sq ft garage located at 135 Sheridan Place that will match the fascia of the home.

II. RECOMMENDED ACTION:

Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 14th, 2025

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

V. ATTACHMENTS:

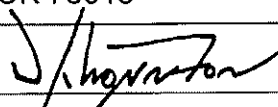
1. Derrick Thornton Application
2. Derrick Thornton remodel and garage photos
3. Derrick Thornton oversized building mailer
4. Derrick Thornton Abstract List
5. Derrick Thornton Abstract Labels



PC Petition #: _____

Filing Fee: \$ _____

PLANNING COMMISSION PETITION APPLICATION FOR OTHER REQUESTS**APPLICANT INFORMATION**

Name Derrick Thornton		Date 8/29/2025
Address P.O. Box 416		Email: derrickthornton@ymail.com
City, State, and Zip Code Chickasha, OK 73018		Phone Numbers 405-224-2682
Applicant's Signature 		

PROPERTY LOCATION

☐ Platted ☐ Unplatted	Subdivision Brookmoore	Lot 5	Block 3
Property Address 135 Sheridan Place, Chickasha, OK 73018			
Legal Description (if unplatted). You may attach the legal description to this application. All lot 5 Block 3 Brookmoor 2nd Addn			

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 am intending to do a complete renovation / upgrade to the property. Pertaining to this application, I am requesting permission to add an accessory building for additional garage space.

1,400 sq ft building

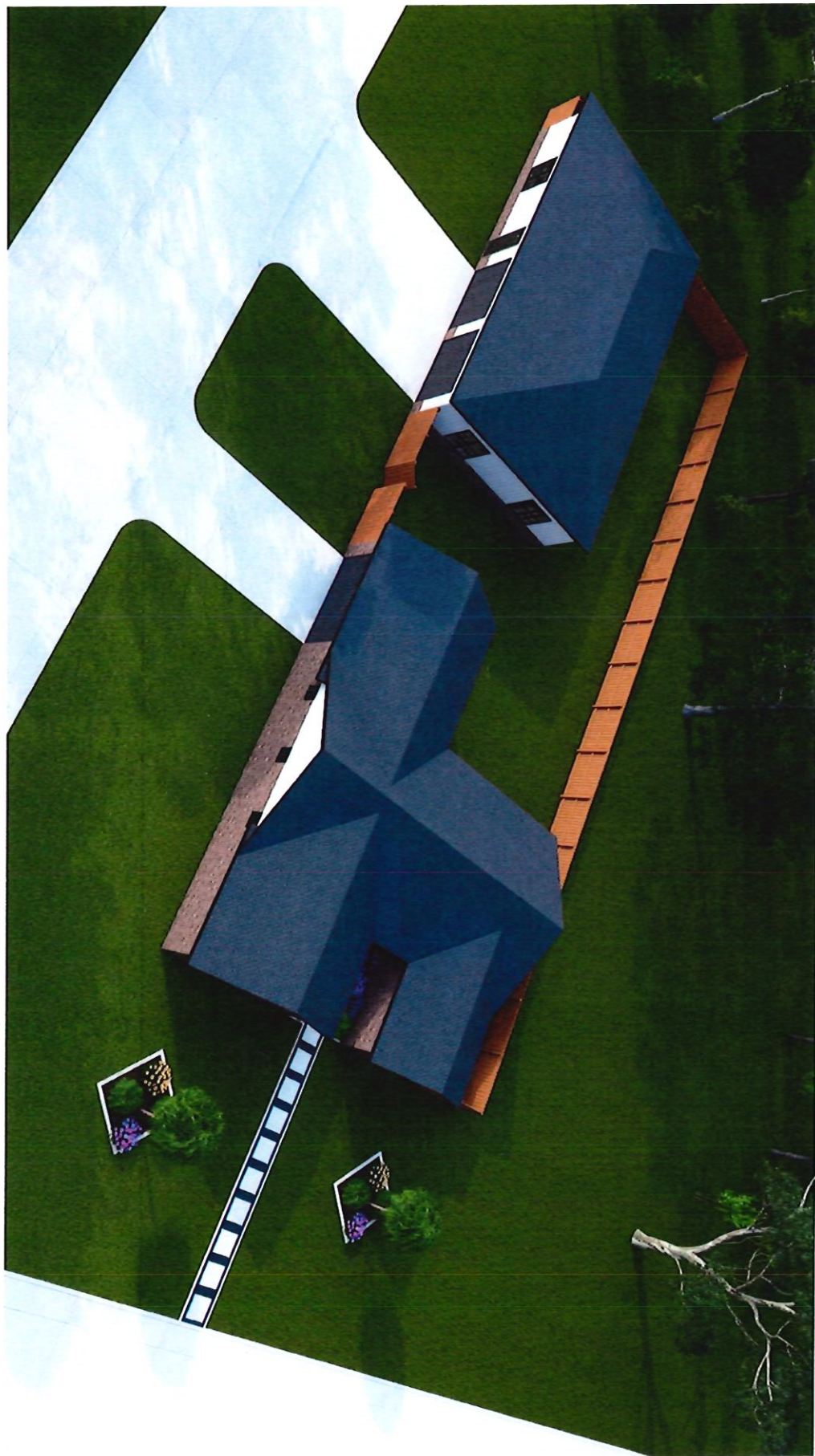
OFFICE USE ONLY

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	

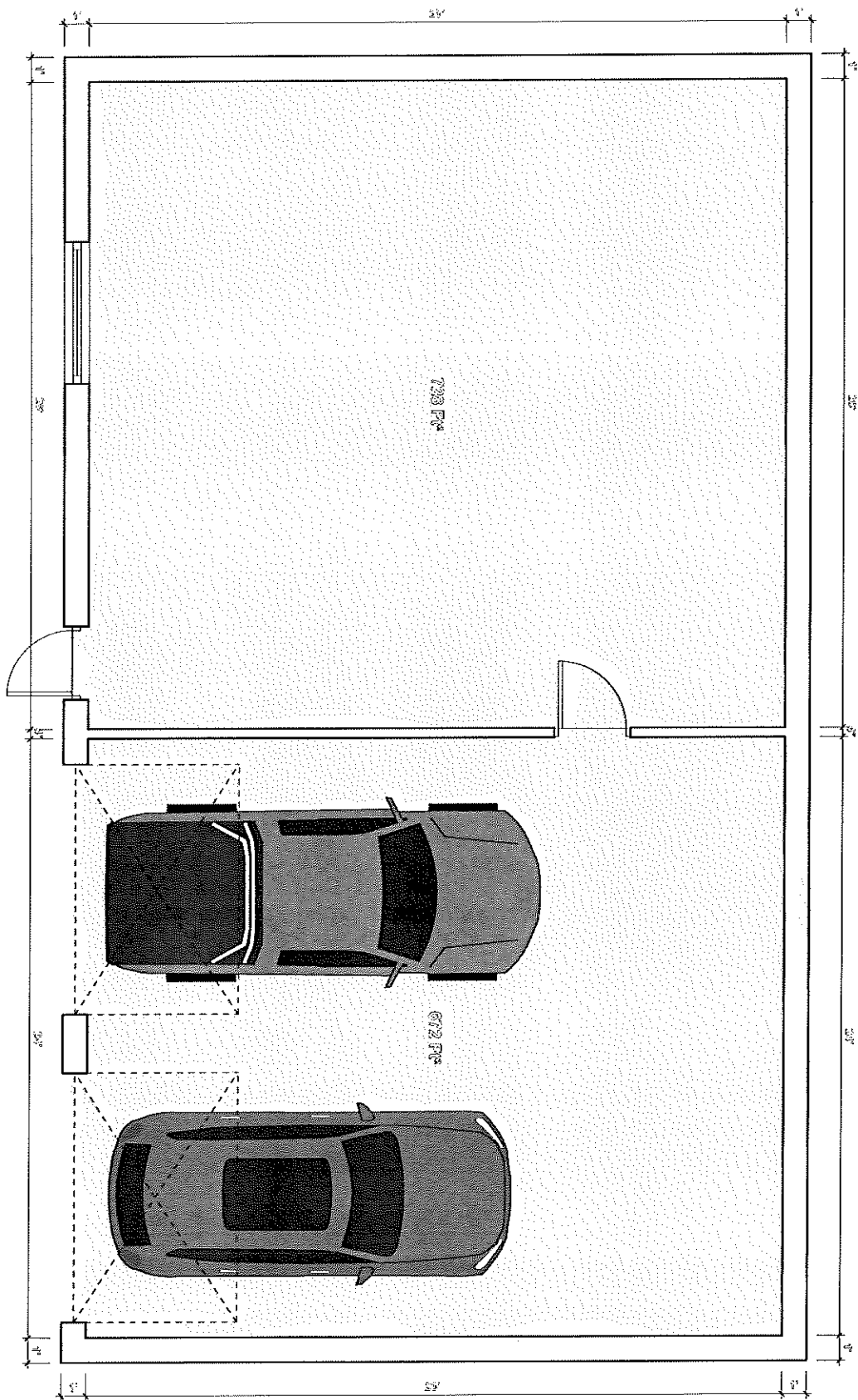












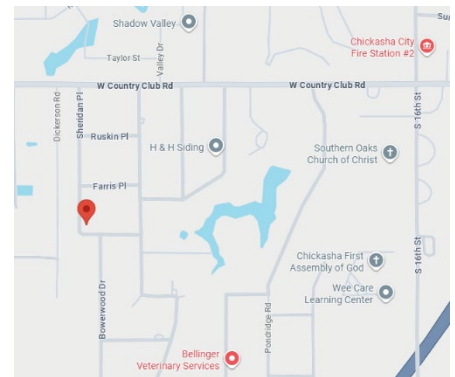


**NOTICE OF PUBLIC
HEARING PC PETITION
REQUEST FOR AN OVERSIZED BUILDING**

NOTICE IS HEREBY GIVEN, that the City of Chickasha Planning Commission will hold a public hearing beginning at 4:00 p.m. on Tuesday, October 14th, 2025, at Chickasha City Hall, 117 North 4th St., Chickasha, Oklahoma. This public hearing concerns the petition by Derrick Thornton requesting an oversized building exception at the following described property:

135 Sheridan Place Chickasha, OK 73018 - 08-06-07-05150 ALL LOT 5 BLOCK 3 BROOKMOOR 2ND ADDN

BRIEF DESCRIPTION OF REQUEST: The applicant wishes for approval for a variance for city ordinance 54-77 for a building over 600 sq ft. The applicant will be re-doing this home and is wanting to add a 1,400 sq ft garage that will match the fascia of the home.

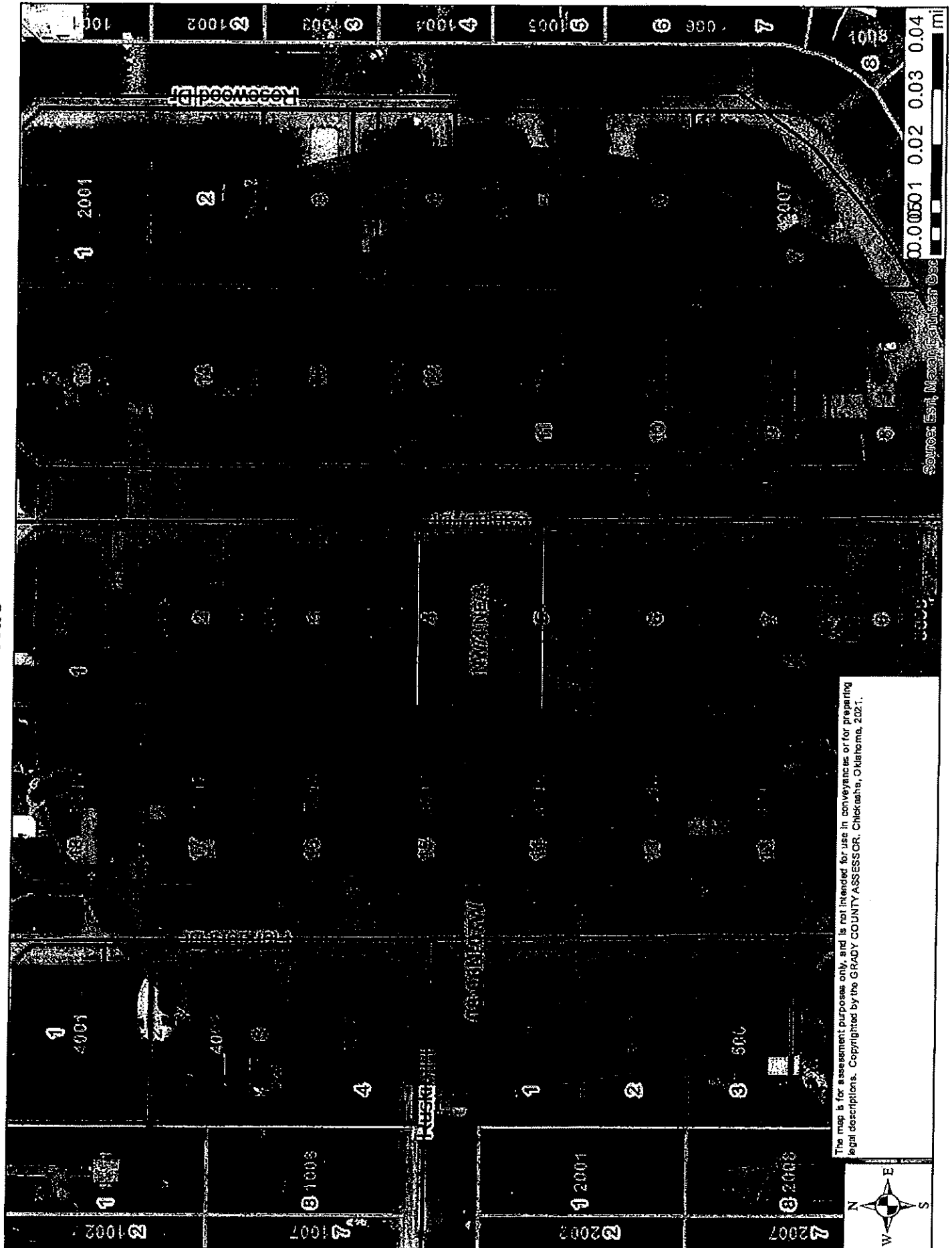


Any person supporting or having any objections to this petition may appear before the Planning Commission on the above date set for hearing and show cause why the petition should or should not be approved. Written comments regarding this petition should be emailed to danielle.charles@chickasha.org or 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 danielle.charles@chickasha.org should you have any questions regarding this petition.

Sincerely,

Danielle Charles,

Permit Technician



The map is for assessment purposes only, and is not intended for use in conveyances or for preparing legal descriptions. Copyrighted by the GRADY COUNTY ASSESSOR, Chickasha, Oklahoma, 2021.



C090-00-005-002-0-000-00	08-06-07-03700	ALL LOT 2	BLOCK
GANNON, SHIRLEY AND DENA PITC	5	BROOKMOOR ADDN	
FORD & CHERYL AMOS & TAMMY CA			
112 FLANDERS DRIVE			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-004-0-000-00	08-06-07-02750	S 40' LOT 3 & N 35' LOT 4	
ELLIOTT, MELISSA & TIM	BLOCK 3	BROOKMOOR ADDN	
1425 COUTY ROAD 1390			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-004-002-0-000-00	08-06-07-03550	S 45' LOT 2 & N 60'	LOT 3
LUQUETTE, GEORGE & JANA	BLOCK 4	BROOKMOOR ADDN	
104 FLANDERS			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-001-0-000-00	08-06-07-02600	N 81' LOT 1	BLOCK 3
COVEY, SETH D. & KAMBER L.	BROOKMOOR ADDN		
100 CAULDER DRIVE			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-002-014-0-000-00	08-06-07-02500	N 45' LOT 13 & S 55' LOT 14	
BEAM, KAREN E.	BLOCK 2	BROOKMOOR ADDN	
105 CAULDER DRIVE			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-018-0-000-00	08-06-07-03450	LOT 18	BLOCK 3
NEIDY, KEITH A.	BROOKMOOR ADDN		
103 FLANDERS			

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-014-0-000-00	08-06-07-03250	ALL LOT 14	BLOCK
KANDEH, STEPHEN & ELSIE B.	3	BROOKMOOR ADDN	

8848 SAILFISH BAY CIR

	School: 9001 CHICK CITY - 1 CHICKASHA
SACRAMENTO CA 95828-6536	Acres Book-Page Situs
	0

C090-00-002-015-0-000-00	08-06-07	N 35' LOT 14 & ALL LOT 15	BLOCK
THOMPSON, GLEN A. & KAY L.	2	BROOKMOOR ADDN	

P.O. BOX 1292

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

C090-00-002-012-0-000-00	08-06-07-02400	N 80' LOT 12 & S 30' LOT 13 & S
POWELL, TAMARA ALLYSON & CORY	15' OF N 60' LOT 13	BLOCK 2
FRANKLIN	BROOKMOOR ADDN	
107 CAULDER DRIVE		

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

C090-00-003-016-0-000-00	08-06-07-03350	ALL LOT 16	BLOCK
MACMURDO, HAILEY	3	BROOKMOOR ADDN	

107 FLANDERS DRIVE

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

C090-00-003-017-0-000-00	08-06-07-03400	ALL LOT 17
MCCLOUD, BRIAN E. & JESSICA	BLOCK 3	BROOKMOOR ADDN

105 FLANDERS DR.

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

C090-00-002-005-0-000-00	08-06-07-02050	S 30' LOT 4 & N 50' LOT 5
WHITLOW, STEVEN	BLOCK 2	BROOKMOOR ADDN

108 ROSEWOOD DRIVE

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

C090-00-003-006-0-000-00	08-06-07-02850	S 45' LOT 5 & N 35'	LOT 6
SNELL, DAVID E. & SHARON G.	BLOCK 3	BROOKMOOR ADDN	

110 CAULDER

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-003-0-000-00	08-06-07-02700	S 30' LOT 2 & N 50' LOT 3
KENNEL, MATTHEW & JENNIFER	BLOCK 3	BROOKMOOR ADDN

104 CAULDER DR.

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-002-002-0-000-00	08-06-07-01950	ALL LOT 2 & N 70' LOT 3 BLOCK
LANGSTON, BETTY ANN	2 BROOKMOOR ADDN	

104 ROSEWOOD DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-005-001-0-000-00	08-06-07-03650	ALL LOT 1	BLOCK 5
HOKEAH, KAY	BROOKMOOR ADDN		

117 RUSKIN PL.

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-002-001-0-000-00	08-06-07-01900	ALL LOT 1	BLOCK 2
BATES, ROBERT P.	BROOKMOOR ADDN		

102 ROSEWOOD

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-002-0-000-00	08-06-07-02650	S 29' LOT 1 & N 60' LOT 2
DENTON, GEORGE RICHARD REV. T	BLOCK 3	BROOKMOOR ADDN
UST & BETTY ANN REV. TRUST		
1/2 INT. 102 CAULDER		

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA	OK	73018-0000	Acres	Book-Page	Situs
			0		

C090-00-003-015-0-000-00 STILL, MICHAEL D & DONNA D TE RY 109 FLANDERS DR	08-06-07-03300 BROOKMOOR ADDN	ALL LOT 15 BLOCK 3	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C090-00-003-005-0-000-00 SUTHERLAND, ALBERT J. & REGIN M. 108 CAULDER	08-06-07-02800 3	S 55' LOT 4 & N 45' LOT 5 BLOCK BROOKMOOR ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C090-00-002-006-0-000-00 HOWELL, KENNETH J. & MARLA J. 112 ROSEWOOD	08-06-07-02100 2	S 40' LOT 5 & N 70' LOT 6 BLOCK BROOKMOOR ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C090-00-002-011-0-000-00 MOSLEY, MICHAEL J & SHEILA R MOSLEY 109 CAULDER	08-06-07-02350 BLOCK 2	ALL LOT 11 & S 10' LOT 12 BROOKMOOR ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C090-00-004-003-0-000-00 NIETO, BEVERLY CHRISTINE 106 FLANDERS DRIVE	08-06-07-03600 4	S 22.5' LOT 3 & ALL LOT 4 BLK BROOKMOOR ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		
C090-00-004-001-0-000-00 ALZOUBI, BASSM & LINA ALHLEEQ 402 W. COUNTRY CLUB ROAD	08-06-07-03500 BLOCK 4	ALL LOT 1 & N 37.5' LOT 2 BROOKMOOR ADDN	
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs 0		

C090-00-002-004-0-000-00 08-06-07 S 20' LOT 3 & N 60' LOT 4 BLOCK 2
 GILLIGAN, JAMES A. & NATASHA BROOKMOOR ADDN
 106 ROSEWOOD DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-005-004-0-000-00 08-06-07-03800 ALL LOT 4 BLOCK 5
 AUSTIN, DAVID ALLEN & TRACY L BROOKMOOR ADDN
 NN
 116 FLANDERS DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-003-012-0-000-00 08-06-07-03150 N 82.5' LOT 12 BLOCK
 ELY, SCOTT & ASHLEY 3 BROOKMOOR ADDN
 115 FLANDERS DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-005-003-0-000-00 08-06-07-03750 ALL LOT 3 BLOCK 5
 CATES, SIDNEY & LISA ANN BROOKMOOR ADDN
 114 FLANDERS DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-003-013-0-000-00 08-06-07-03200 ALL LOT 13 BLOCK 3
 CRITCHFIELD, CHERYL D. & DANIEL E. BROOKMOOR ADDN
 113 FLANDERS DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-003-011-0-000-00 08-06-07-03100 N 82.5' LOT 11 & S 7.5' LOT
 GERDES, BRIAN S & CARA D 12 BLOCK 3 BROOKMOOR ADDN
 117 FLANDERS

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000
 Acres Book-Page Situs
 0

C090-00-002-007-0-000-00	08-06-07-02150	S 20' LOT 6 & ALL LOT 7
ALLRED, CHAD D. & JULIE A.	BLOCK 2	BROOKMOOR ADDN

114 ROSEWOOD DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0		

C090-00-002-009-0-000-00	08-06-07-02250	ALL LOT 9 & S 10' LOT 10
MAHER, CLARENCE L. & JANE S.	BLOCK 2	BROOKMOOR ADDN
EV TRUST		
P.O. BOX 1130		

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73023-1130

Acres	Book-Page	Situs
0		

C090-00-003-007-0-000-00	08-06-07-02900	S 55' LOT 6 & N 25' LOT 7
STIDHAM, DUSTIN & ERICA	BLOCK 3	BROOKMOOR ADDN

112 CAULDER

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0		

C090-00-002-010-0-000-00	08-06-07-02300	N 80' LOT 10	BLOCK
SEARLE, ELLEN & STEVEN	2	BROOKMOOR ADDN	

111 CAULDER

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0		

C090-00-002-008-0-000-00	08-06-07-02200	ALL LOT 8	BLOCK 2
ALEXANDER, JEREMY		BROOKMOOR ADDN	

115 CAULDER DRIVE

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0		

C090-00-003-009-0-000-00	08-06-07-03000	S 30' LOT 8 & ALL LOT 9
DABNEY, B WAYNE & JANA L.	BLOCK 3	BROOKMOOR ADDN

116 CAULDER

School: 9001 CHICK CITY - 1 CHICKASHA

CHICKASHA OK 73018-0000

Acres	Book-Page	Situs
0		

C090-00-003-008-0-000-00	08-06-07-02950	S 65' LOT 7 & N 60' LOT 8	BLOCK
MCNAMARA, JULIE ANN & HALLIGA	3	BROOKMOOR ADDN	
, ROBERT			
114 CAULDER DRIVE			

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

Shirley Gannon & Dena Pitchford
& Cheryl Amos & Tammy Ca
112 Flanders Dr.
Chickasha, Ok 73018

Melissa & Tim Elliott
1425 County Road 1390
Chickasha, Ok 73018

George & Jana Luquette
104 Flanders
Chickasha, OK 73018

Seth D. Covey & Kamber L.
100 Caulder Drive
Chickasha, OK 73018

Karen Beam
105 Caulder Dr.
Chickasha, OK 73018

Keith Neidy
103 Flanders
Chickasha, Ok 73018

Stephen & Elsie B. Kandeh
8848 Sailfish Bay Cir
Chickasha, OK 73018

Glen A. Thompson & Kay L
P.O. Box 1292
Chickasha, OK 73018

Tamara Allyson Powell & Cory
Franklin
107 Caulder Drive
Chickasha, OK 73018

Hailey Macmurdo
107 Flanders Dr.
Chickasha, OK 73018

Brian & Jessica McCloud
105 Flanders Dr.
Chickasha, OK 73018

Steven Whitlow
108 Rosewood Dr.
Chickasha, OK 73018

David & Sharon Snell
110 Caulder
Chickasha, OK 73018

Matthew & Jennifer Kennell
104 Caulder
Chickasha, OK 73018

Betty Ann Langston
104 Rosewood Drive
Chickasha, OK 73018

Kay Hokeah
117 Ruskin Pl.
Chickasha, OK 73018

Robert P. Bates
102 Rosewood
Chickasha, OK 73018

Denton, George Richard Rev. Trust
& Betty Ann Rev. Trust
102 Caulder
Chickasha, OK 73018

Michael D. Still & Donna D Terry
109 Flanders Dr.
Chickasha, OK 73018

Sutherland, Albert J. & Regin M.
108 Caulder
Chickasha, OK 73018

Kenneth J. & Marla J. Howell
112 Rosewood
Chickasha, OK 73018

Michael & Sheila Mosley
109 Caulder
Chickasha, OK 73018

Beverly Christine Neito
106 Flanders Drive
Chickasha, OK 73018

Bassam & Kina Alhleeq Alzoubi
402 W. Country Club Rd.
Chickasha, OK 73018

James & Natasha Gilligan
106 Rosewood Dr.
Chickasha, OK 73018

David & Tracy Austin
116 Flanders Dr.
Chickasha, OK 73018

Scott & Ashley Ely
115 Flanders Dr.
Chickasha, OK 73018

Sidney & Lisa Ann Cates
114 Flanders Dr.
Chickasha, OK 73018

Cheryl Critchfield
113 Flanders Dr.
Chickasha, OK 73018

Brian & Cara Gerdes
117 Flanders Dr.
Chickasha, OK 73018

Chad & Julie Allred
114 Rosewood Dr.
Chickasha, OK 73018

Clarence & Jane Maher Rev. Trust
P.O. Box 1130
Chickasha, OK 73018

Dustin & Erica Stidham
112 Caulder
Chickasha, OK 73018

Ellen & Steven Searle
111 Caulder
Chickasha, OK 73018

Jeremy Alexander
115 Caulder
Chickasha, OK 73018

Wayne & Jana Dabney
116 Caulder
Chickasha, OK 73018

Julie Ann McNamara and Halligan
Robert
114 Caulder Drive
Chickasha, OK 73018

CHICKASHA



Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.f.

AGENDA ITEM: Public Hearing to discuss and consider the petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor 615 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
(From)		

Meeting Date:
October 14, 2025

V. ATTACHMENTS:

CHICKASHA

Meeting Type: Planning Commission 10-14-25

Meeting Date: 10/14/2025

Department: Community Development

Agenda Item No. 2.g.

AGENDA ITEM: Discussion, consideration, and possible action to approve a petition by Chetnaben Patel for a Use on Review for sales of alcohol at Bombay Liquor, 615 S 4th St.

I. BACKGROUND/DESCRIPTION:

The applicant has purchased an existing liquor store at this location and would like to obtain a Use on Review to continue operating as a liquor store.

II. RECOMMENDED ACTION:

Staff recommends approval

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Interim Director:

Jessica Green

Meeting Date:

October 14th, 2025

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

V. ATTACHMENTS:

1. Bombay application
2. Bombay liquor abstractors list



Due On: _____

Meeting Date: _____

117 North 4th Street
Chickasha, Oklahoma 73018

APPLICATION FOR PLANNING COMMISSION

Request: ☐ Variance ☒ Special Exception ☐ Appeal

Applicant(s) Name: CHETNABEN PATEL

Address: 125512th St, Apt #2, Chickasha, OK, 73018

Legal Description: South 45 feet of lots 10, 11, 12, 13 and 14 in Block 91.

Address of subject property: 615 S 4th St, Chickasha, OK, 73018

Phone #: 7038616382

Present zoning classification of subject property: C2

Type of Variance/Special Exception being sought: Use on Review

Reason for requesting variance/special exception: Liquor sales

Owner of Record: Stephen Durham

The following is a checklist of all other requirements of the application:

- ☐ A letter requesting the variance/special exception and reasons why the variance/special exception is being sought.
- ☐ A plot plan showing the dimensions of the property and the location and dimensions of ALL structures located on the property in relation to the property lines. (The plan should be specific enough to represent the type of variance/special exception requested)
- ☐ An Abstractor's Certified Property Owners list of property owners within 300' of subject property.
- ☐ **All Materials are due no later than the date set by the Community Development Director, as noted on this Application.**

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

Applicant(s) Signature: C.S. Patel Date: 09/05/2025

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 45 feet of Lots 10, 11, 12, 13 and 14 in Block 91 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 8th day of September, A.D. 2025 at 7:59 A.M.

COCHRAN ABSTRACT COMPANY

By 

ORDER #72731

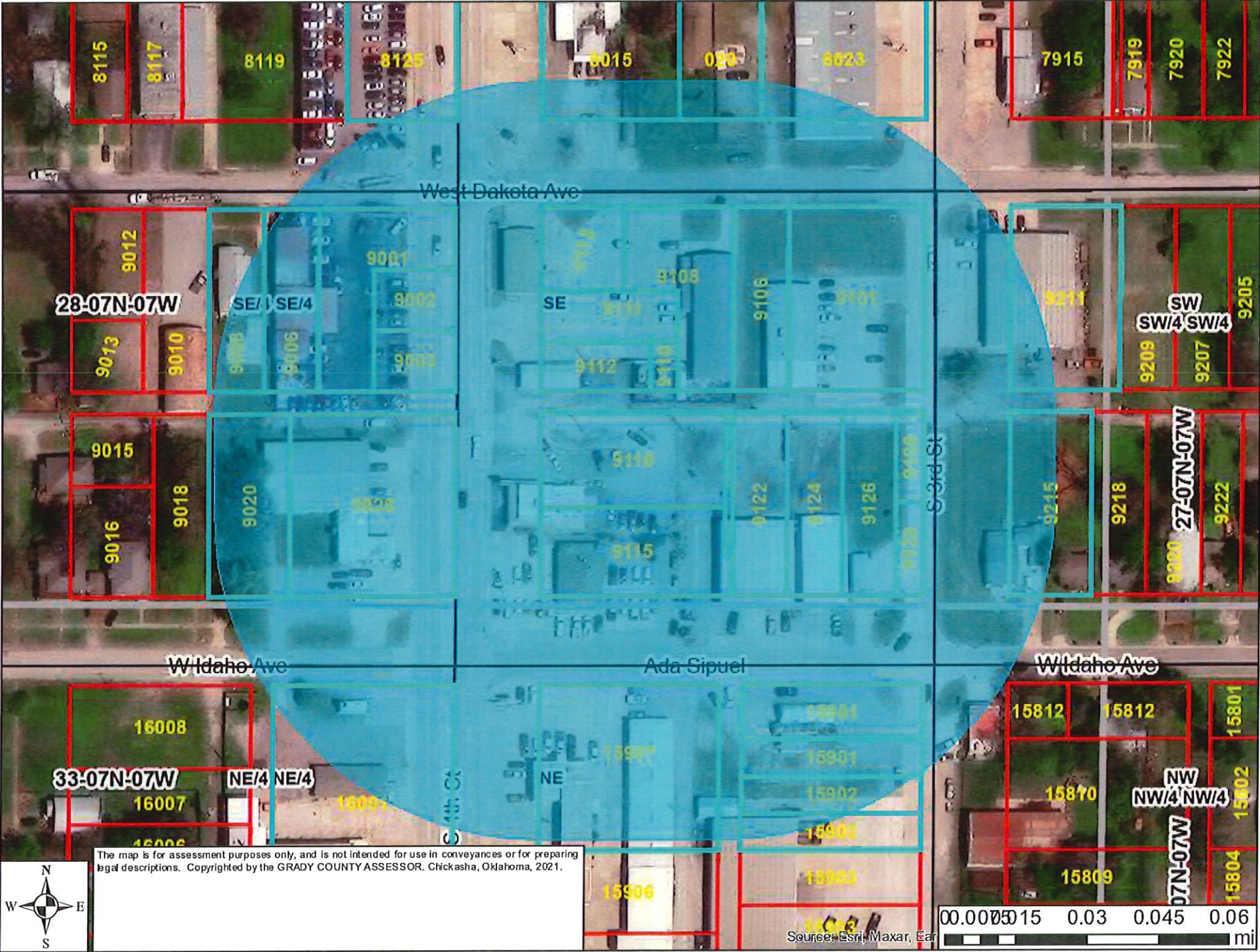
Compiled by

COCHRAN ABSTRACT COMPANY
INCORPORATED

BONDED ABSTRACTERS

Hal M. Lee, Manager

Title



9/8/2025		Grady County Assessor		Page 1 of 6
C001-00-090-008-0-000-00 MCMAHAN, RONDA G. REV TRUST P.O. BOX 786		28-07-07-52850 CHICKASHA-OT	ALL LOTS 8-9 BLK 90	
CHICKASHA	OK 73023-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	
C001-00-081-025-0-000-00 CCP, LLC 602 S 4TH STREET		28-07-07-47000 BLK 81-OT	ALL LOTS 25-26-27-28	
CHICKASHA	OK 73018-0	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	
C001-00-091-016-0-000-00 SZETO, HUNG 623 S 4TH ST		28-07-07-53900 'OF W 19' LOT 21 CHICKASHA-OT	N 85'OF LOTS 15-20 & N 85 BLK 91	
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	
C001-00-090-006-0-000-00 BCP, LLC 602 S 4TH STREET		28-07-07-52800 CHICKASHA-OT	ALL LOTS 6-7 BLK 90	
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	
C001-00-091-010-0-000-00 DURHAM, STEPHEN L. & TAMMY A. 2360 COUNTY ROAD 1350		28-07-07-53600 CHICKASHA-OT	S 45' LOT 10 BLK 91	
BLANCHARD	OK 73010-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	
C001-00-091-011-0-000-00 SNYDER, LANCE E. 414 FIELDCREST		28-07-07-53650 BLK 91	N 45'OF S 90'LOTS 10 THRU 14 CHICKASHA-OT	
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page 0	Situs	

C001-00-090-026-0-000-00 CCP, L.L.C. 602 S. 4TH STREET	28-07-07-53300 BLK 90	ALL LOTS 23 THRU 28 CHICKASHA-OT
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs
C001-00-091-008-0-000-00 SNYDER, LANCE & STEPAHNIE 414 FIELDCREST DR	28-07-07-53550 BLK 91	ALL LOTS 8-9 & N 75' LOTS 10-11 CHICKASHA-OT
CHICKASHA OK 73018-7756	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs
C001-00-091-012-0-000-00 DURHAM, STEPHEN L. & TAMMY A. 2360 COUNTY ROAD 1350	28-07-07-53700 BLK 91	S 45' LOTS 11-12-13-14 CHICKASHA-OT
BLANCHARD OK 73010-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs
C001-00-091-015-0-000-00 CCP, LLC 602 S. 4TH STREET	28-07-07-53850 15-21 & TR BG 40'N OF SW/C LOT 15 - E 169'N 40'W 169'S 40' TO BG CHICKASHA-OT	BLK 91 S 40' LOTS
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs
C001-00-080-015-0-000-00 ERRAHMOUNI, AZIZ 4301 AVALON CT	28-07-07-46000 BLK 80-OT	ALL LOTS 15-16-17-18 & 19
OKLAHOMA CITY OK 73120-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs
C001-00-090-001-0-000-00 CCP, LLC 602 S. 4TH STREET	28-07-07-52600 5	N 55' LOTS 1-2-3 & ALL LOTS 4 & BLK 90 CHICKASHA-OT
CHICKASHA OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0	Situs

9/8/2025		Grady County Assessor		Page 3 of 6
C001-00-091-013-0-000-00 SNYDER, LANCE E. 414 FIELDCREST		28-07-07-53750 91	N 75' LOTS 12-13-14 CHICKASHA-OT	BLK
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		
C001-00-091-028-0-000-00 EUWINS, PEGGY E. 1427 SHEPPARD ST.		28-07-07-54150 CHICKASHA-OT	S 1/2 LOT 28	BLK 91
CHICKASHA	OK 73018	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		
C001-00-080-020-0-000-00 FES SAISS PROPERTIES, LLC 4301 AVALON COURT		28-07-07-80-OT	ALL LOTS 20-21-22	BLOCK
OKLAHOMA CITY OK	73120	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		
C001-00-091-026-0-000-00 MCGILL RENTALS, LLC 1315 ARIZONA		28-07-07-54100 91	ALL LOTS 26-27 CHICKASHA-OT	BLK
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		
C001-00-080-023-0-000-00 CCP, L.L.C. 602 S 4TH STREET		28-07N-07W LOTS 23, 24, 25, 26, 27 & 28 CITY OF CHICKASHA	BLOCK 80	
CHICKASHA	OK 73018	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		
C001-00-091-024-0-000-00 JOHNSON COMMERCIAL RENTALS 3602 S. 4TH ST, STE. C		28-07-07-54050 91	ALL LOTS 24-25 CHICKASHA-OT	BLK
CHICKASHA	OK 73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA Acres Book-Page Situs		

C001-00-091-006-0-000-00 SNYDER, LANCE & STEPHANIE 414 FIELDCREST DR	28-07-07-53500 91--OT	ALL LOTS 6-7	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-7756	Acres 0	Book-Page	Situs
C001-00-091-001-0-000-00 COPELAND, GILBERT W. & DEANNA 1413 S. 20TH STREET	28-07-07-53350	LOTS 1-2-3-4-5 CHICKASHA-OT	BLK 91
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page	Situs
C001-00-092-011-0-000-00 COPELAND, GILBERT W & DEANNA UE 1413 S 20TH STREET	28-07-07-54250 BLK 92	ALL LOTS 11 THRU 14 CHICKASHA-OT	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page	Situs
C001-00-092-015-0-000-00 NELSON, KITTY M 228 ADA SIPUEL AVE	28-07-07-54350 92	ALL LOTS 15-16-17 CHICKASHA-OT	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page	Situs
C001-00-160-001-0-000-00 PRAMUKH SAI, LLC 702 S. 4TH STREET	33-07-07-21300 BLK 160--OT	ALL LOTS 1-2 & N 50' LOT 3	
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73018-0000	Acres 0	Book-Page	Situs
C001-00-159-007-0-000-00 RALPH & SONS PONTIAC, BUICK, MC, INC.DBA RALPH & SONS TIRE PO BOX 786	33-07-07-21250 159--OT	ALL LOTS 7-8	BLK
School: 9001 CHICK CITY - 1 CHICKASHA			
CHICKASHA OK 73023-0786	Acres 0	Book-Page	Situs

9/8/2025		Grady County Assessor		Page 5 of 6	
C001-00-159-001-0-000-00	ERRAHMOUNI, AZIZ	4301 AVALON CT	33-07-07-20750	N 50' OF LOT 1	BLK 159
OKLAHOMA CITY OK	73120-0000	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page	Situs
C001-00-159-002-0-001-00	CHICKASHA INDUSTRIAL & WELDIN	728 S. 3RD STREET	33-07-07-20900	N 33 1/3' OF S 66 2/3' LOT 2	ADDRESS INCLUDES: 724 S 3RD
CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page
C001-00-090-020-0-000-00	BCP, LLC	602 S 4TH STREET	28-07-07-53200	ALL LOTS 20-21-22	BLK
CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page
C001-00-090-002-0-000-00	CCP, LLC	602 S. 4TH STREET	28-07-07-52650	S 55' OF N 110' LOTS 1-2-3	BLK
CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page
C001-00-090-003-0-000-00	CCP, LLC	602 S. 4TH STREET	28-07-07-52700	S 55' LOTS 1-2-3	BLK 90
CHICKASHA	OK	73018-0000	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page
C001-00-091-028-0-001-00	EUWINS, PEGGY E.	1427 SHEPPARD ST.	28-07-07-54200	N 1/2 LOT 28	BLK 91
CHICKASHA	OK	73018	School: 9001 CHICK CITY - 1 CHICKASHA	Acres	Book-Page

9/8/2025	Grady County Assessor				Page 6 of 6
C001-00-091-022-0-000-00 BECK, LINDY J. 3602 S. 4TH ST, STE. C	28-07-07-54000 CHICKASHA-OT	ALL LOTS 22-23	BLK 91		
	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page Situs				
CHICKASHA OK 73018					
C001-00-091-021-0-000-00 ALLEY	28-07-07-53950 91-OT	E 6'OF N 125' LOT 21	BLK		
	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page Situs				
CHICKASHA OK 73018-0000					
C001-00-159-001-0-001-00 KHAWAJA, ALI 13100 BRIGHT PRAIRIE CIRCLE	33-07-07 LOT 1 & THE N 8 & 1/3' OF LOT 2 LOT 1 BLK 159	CHICKASHA-OT			
	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page Situs				
OKLAHOMA CITY OK 73142					
C001-00-159-002-0-000-00 CHICKASHA INDUSTRIAL & WELDIN SUPPLY INC. 728 S. 3RD STREET	33-07-07-20850 BLK 159-OT	S 33 1/3' LOT 2			
	School: 9001 CHICK CITY - 1 CHICKASHA Acres 0 Book-Page Situs				
CHICKASHA OK 73018-0000					