



Office of Community of Development
**NOTICE OF A MEETING FOR
CITY OF CHICKASHA
PLANNING COMMISSION**

In compliance with Title 25, Oklahoma Statutes, Section 301-314, the Oklahoma Open Meeting Act, including the posting of notices and agenda, be advised that the **City of Chickasha Planning Commission** of the City of Chickasha, Oklahoma, meeting on **Tuesday, November 10, 2020, at 3:00 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. Consider approving the minutes from October 13th, 2020 meeting and filing thereof.
- b. Public Hearing to discuss and review request for zoning change from R-1 Residential to I-1 Industrial at 3420 W Frisco.
- c. Discuss and consider approval of the request of Zoning Change from R-1 Residential and I-1 Light Industrial at 3420 W Frisco for Jeff McVey.
- d. Public hearing to discuss and review the changes and updates to the RV parking and Storage Ordinance.
Discuss and consider approval of the changes and updates made to the RV Parking and Storage Ordinance

3 Motion to Adjourn.

Rachel Bernish, Community Development Director



City of
CHICKASHA

Meeting Type: Planning Commission 11/10/2020

Meeting Date: 11/10/2020

Department: Community Development

Agenda Item No. 2.a.

AGENDA ITEM: Consider approving the minutes from October 13th, 2020 meeting and filing thereof.

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: November 10, 2020	(From)		

V. ATTACHMENTS:

1. P&Z Minutes 10-2020

PLANNING COMMISSION MEETING

10/13/2020 4:00 P.M.

1. Call meeting to order 4:00 pm.

Roll Call:

Present: Mike Mosley, Tim Smith, John Grote, Marilynn Feaver, Glenn Snedeker, Mike McClure

Absent:

Staff Present: Rachel Bernish, Community Development Director, Tracey Austin, Executive Administrative Assistant.

Citizens Present: Malyssa Rutledge, Shane Rutledge, Louise Vanderlugt

2. Meeting Items

a. Consider approving the minutes of the 8/25/2020 meeting.

*Motion by John Grote and second by Tim Smith to approve minutes of August 25, 2020 meeting.

Ayes: Mike Mosley, Tim Smith, John Grote, Marilynn Feaver, Mike McClure

Nays: None

Abstain: Glenn Snedeker

Motion Carries

b. Public hearing to discuss and review request from applicant Malyssa Rutledge for a Use on Review Home Occupation for a single person private nail salon to be run from her home located at 308 Flanders Dr.

Hearing opened: 4:06 p.m.

Louise Vanderlugt spoke concerning dogs in neighborhood and parking. Maylissa Rutledge was present to answer questions on application.

Hearing closed: 4:14 p.m.

- c. **Discussion, consideration and possible action to approve request from applicant Malyssa Rutledge for a Use on Review Home Occupation for a single person private nail salon to be run from her home located at 308 Flanders Dr.**

*Motion by Tim Smith and second by Mike Mosley to approve request from applicant Malyssa Rutledge for a Use on Review Home Occupation for a single person private nail salon to be run from her home located at 308 Flanders Dr.

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Mike McClure

Nays: Marilynn Feaver

Motion carries

3. Adjournment

*Motion by John Grote and second by Tim Smith to adjourn meeting.

Ayes: Mike Mosley, Tim Smith, John Grote, Glenn Snedeker, Mike McClure, Marilynn Feaver

Nays: None

Meeting adjourned at 4:14 p.m.

Approved this _____ day of _____ 2020.

Chairman, Planning and Zoning Commission



City of
CHICKASHA

Meeting Type: Planning Commission 11/10/2020

Meeting Date: 11/10/2020

Department: Community Development

Agenda Item No. 2.b.

AGENDA ITEM: Public Hearing to discuss and review request for zoning change from R-1 Residential to I-1 Industrial at 3420 W Frisco.

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: November 10, 2020	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 11/10/2020

Meeting Date: 11/10/2020

Department: Community Development

Agenda Item No. 2.c.

AGENDA ITEM: Discuss and consider approval of the request of Zoning Change from R-1 Residential and I-1 Light Industrial at 3420 W Frisco for Jeff McVey.

I. BACKGROUND/DESCRIPTION:

- The property is located at 3420 W Frisco Ave, which is surrounded by the county and a family members agricultural land.
- Previously Jeff McVey was running a medical marijuana grow facility before City official sign off was required.
- Inorder to receive a Oklahoma Medical Marijuana Certificate of Compliance this property will have to be zoned correctly.
- Jeff McVey wants to split the property into two 1.5 acre parts one where he lives will remain R1 and the other where his grow barn is located will be the I-1 zoned area.

II. RECOMMENDED ACTION:

Staff Recommends to approve the request

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
	FUND	ACCOUNT	AMOUNT
Meeting Date: November 10, 2020	(From)		

V. ATTACHMENTS:

1. Packet for Clerk



APPLICATION FOR ZONING CHANGE

Applicant(s) Name: *JEFF & RENA McVEY*

Address: *3420 W FRISCO AVE CHICKASHA*

Phone: *405-222-8129*

Legal Description: *will supply plat*

Address of subject property: *3420 W FRISCO AVE CHICKASHA*

Present zoning of subject property: *residential*

Proposed zoning of subject property: *Industrial*

Physical Characteristics of subject property:

Frontage on Street: *Frisco Ave.*

Lot Depth:

Drawing Attached: ☒ YES ☐ NO

Proposed Use for the Property: *medical marijuana Grow*

Public Utilities Which Serve the property: *PSO*

Street, Surface Material: *Blacktop*

City Water: YES ☐ NO, then list source of water *well*

City Sanitary Sewer: YES ☐ NO, then list provider *VETERANS*

Number of Off-Street Parking Spaces: *NONE*

Surface Material of Parking Spaces: *N/A*

Owner of Record: *Jeff & Rena McVey*

Address: *3420 W. Frisco Chickasha, OK* Phone Number: *(405) 222-8129*

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

Applicant(s) Signature: *[Signature]* Date: *08-27-2020*

To The City of Chickasha,

September 18 2020

We would like to have our property rezoned as Light Industrial. We are retiring as farmers and would like to be able to supplement our income in the industry of Medical Marijuana.

Sincerely,

Mr. Jeff McVey



City of

Chickasha

Community Development_____

117 North 4th Street

Chickasha, Oklahoma 73018

405 222-6010 fax: 405 574-1015 rachel.bernish@chickasha.org

To: Property Owners within 300 feet of 3420 W Frisco Ave.

Legal Description: A tract of land beginning at the SW/corner of the SE/w of Section 19, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, thence North 435.60 feet; thence East 300 feet; thence South 435.60 feet; thence West 300 feet to the point of beginning.

From: Community Development

Date: September 24, 2020

Re: Applicant Jeff McVey is requesting a rezoning from R-1 Residential to I-1 Light Industrial.

Public hearings have been scheduled regarding this rezoning request within 300 feet of your property.

If you wish to voice your support or protest regarding the above application you should attend the Planning Commission meeting on **November 10, 2020 at 3:00 PM** in the City Council Chambers Rm. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma

and the **City Council** meeting on **November 16, 2020 at 6:30 PM** in the City Council Chambers Room. 210 at City Hall, 117 North 4th Street, Chickasha, Oklahoma. Written comments, if received prior to the meetings, may be entered into the record.

If you have any questions regarding this matter, please contact me at 405-222-6010 or email me at rachel.bernish@chickasha.org

Sincerely

Rachel Bernish
Community Development Director



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

Community Development

PC 11-6-2020
CC -2020

STAFF REPORT

Applicant: Jeff McVey

Requested Action: Zoning change from R-1 Residential to I-1 Light Industrial.

Location: 3420 W Frisco Ave.

Legal Description: A Tract of land beginning at the SW/Corner of the SE/4 of Section 19, Township 7 North, Range 7 West of I.M., Grady County, State of Oklahoma, thence North 435.60 feet; thence East 300 feet; thence south 435.60 feet; thence West 300 feet to the point of beginning.

Analysis of the Application: Jeff McVey was running a Medical Marijuana Grow facility that was previously licensed with OMMA but due to new regulations and zoning requirements that a city official is required to sign off we are unable to give him a Certificate of Compliance. His property is boarded by the county and his family's farmland. My staff recommendation is to grant the zoning change.

Proof of Publication

In the District Court of Grady County, State of Oklahoma

Legal Publication

(Published in The Express-Star on October 8th, 2020)

The planning commission will be held on November 10, 2020 in the council chambers City Council will be on November 16, 2020

Applicant is Jeff McVey

Request: Rezoning from R-1 Residential to I-1 Light Industrial

Location: 3420 W Frisco Ave

Legal: A tract of land beginning at the SW/corner of the SE/w of Section 19, Township 7 North, Range 7 West of the I.M., Grady County, State of Oklahoma, thence North 435.60 feet; thence East 300 feet; thence South 435.60 feet; thence West 300 feet to the point of beginning.

Anyone wishing to speak for or against should attend these hearings. If you have questions concerning this matter please contact Community Development 405-222-6010.

Case No: Notice

Affidavit of Publication

State of Oklahoma, County of Grady, ss:

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

1st Publication

October 8, 2020

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.

B. White

Signature

Subscribed and sworn before me on this 8th day of October 2020.



Tina Anderson

My commission expires .

7-10-24

Notary Public
Commission #

20008340

Cost of Publication \$ 19.90

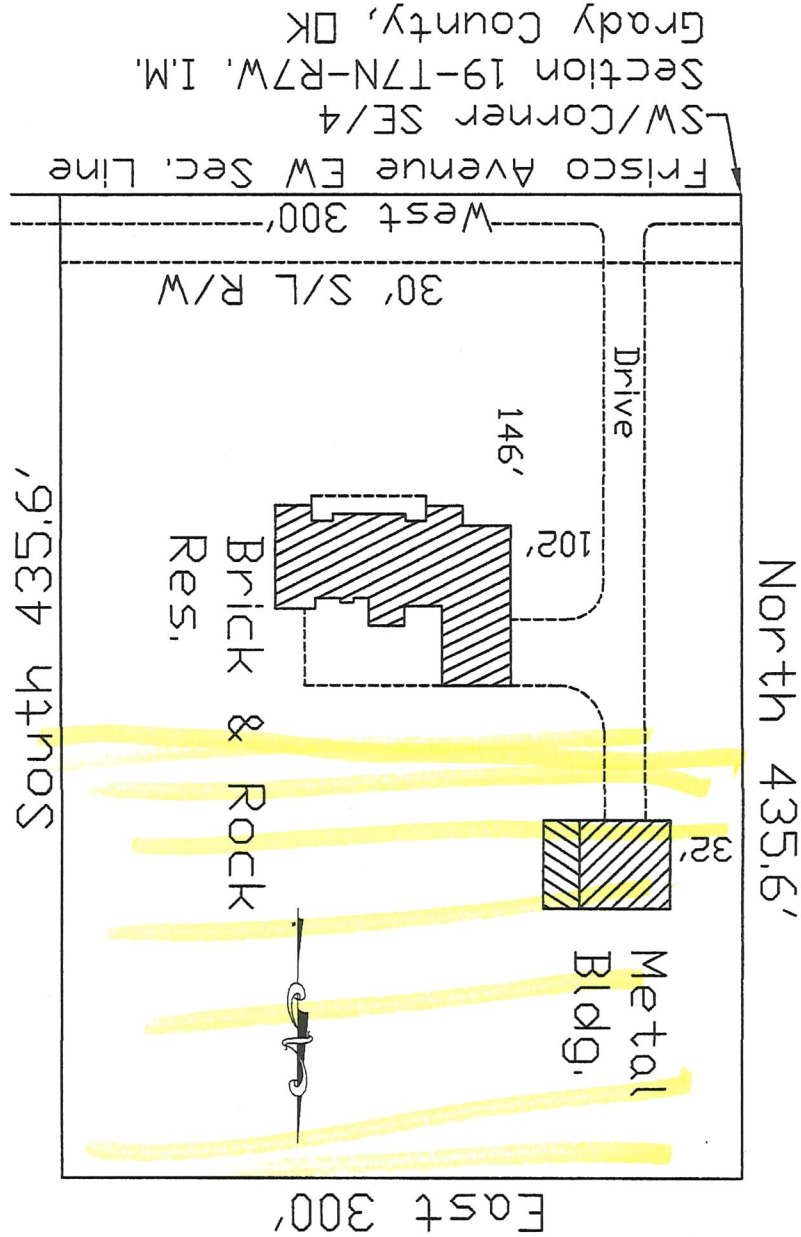
Ad # 00497303

Acct # 23151928

Copies: 1

PAY TO

The Express-Star
PO Drawer E
Chickasha, OK 73023



I, hereby certify that this MORTGAGE INSPECTION REPORT was prepared for Jeff R. and Rena McVey

that it is not a land or boundary survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. Unless otherwise shown, measurements are to lines of occupation. UNDER PENALTY OF LAW, THIS REPORT PREPARED FOR THIS TRANSACTION AND DATE ONLY. This report void 120 days from below listed date.

A tract of land out of the SE/4 of Section 19, Township 7 North, Range 7 West of the Indian

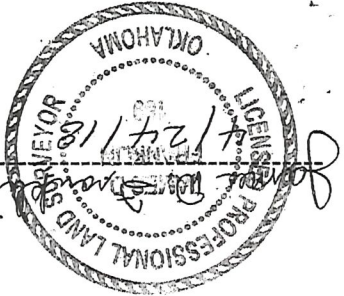
Meridian, Grady County, Oklahoma, described as follows:

Beginning at the SW/corner of the SE/4 of said Section 19, thence North along the West Line of said SE/4 a distance of 435.60 feet, thence East and parallel to the South Line of said SE/4 a distance of 300.00 feet; thence South parallel to the West Line of said SE/4 a distance of 435.60 feet, thence West along said South Line a distance of 300.00 feet to the point of beginning.

I, further certify that on the date indicated April 24, 2018 the improvements on the above described parcel, except utility connections, are within the occupation lines of this parcel, except as shown, that there are no intrusions on the described premises by adjacent dwelling structures, except as indicated, and that there is no apparent evidence of any easements on this parcel unless so noted. This inspection plat is prepared solely for the client listed hereon as of this date and may not be used for any subsequent loan closing, refinancing, or other transaction; and that no responsibility or liability is assumed herein or hereby to the present or future land owner or occupant. The linear and angular values shown on the above sketch, if any, are based on record or deed information and have not been verified unless noted.

PATFINDER RESOURCES CA # 3680 (LS)
PO Box 1467, Chickasha, OK 73023

3420 W. Frisco
Chickasha, OK 73018





City of
CHICKASHA

Meeting Type: Planning Commission 11/10/2020

Meeting Date: 11/10/2020

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Public hearing to discuss and review the changes and updates to the RV parking and Storage Ordinance.

I. BACKGROUND/DESCRIPTION:

II. RECOMMENDED ACTION:

III. FISCAL INFORMATION -

IV. FUND INFORMATION:

Dept. Director: NAME, TITLE	Fund	Account	Amount
	(To)		
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Meeting Date: November 10, 2020	(From)		

V. ATTACHMENTS:



City of
CHICKASHA

Meeting Type: Planning Commission 11/10/2020

Meeting Date: 11/10/2020

Department: Community Development

Agenda Item No. 2.d.

AGENDA ITEM: Discuss and consider approval of the changes and updates made to the RV Parking and Storage Ordinance

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: November 10, 2020	(From)		

V. ATTACHMENTS:

1. Ord. 2020- RV STORAGE

ORDINANCE NO. 2020- DRAFT

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, AMENDING CHICKASHA CODE OF ORDINANCES, CHAPTER 54 ZONING, ARTICLE III SUPPLEMENTAL DISTRICT REGULATIONS, AMENDING TO ADD SECTION 54-80 RECREATIONAL VEHICLE STORAGE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, STATE OF OKLAHOMA:

SECTION I. Chickasha City Code of Ordinances; Chapter 54, Article 3, is hereby amended by adding a new sub-section 54-80 Recreational Vehicle Storage shall henceforth read as follows:

Sec. 54-80. – Recreational Vehicle Parking

Definitions:

- (a) Recreational vehicle means personal vehicles such as boats and boat trailers, watercraft and watercraft trailers, travel trailers, pickup campers, or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and the like, and all-terrain vehicles.
- (b) Improved gravel surface means two inch compacted crushed rock or gravel materials that extend the entire length and width of the vehicle being parked which is maintained to prevent growth of vegetation or water retention.

- 1. All recreational vehicles must conform to the following if located in R-1 Single Family Residential District or R-2, Two family residential district.
 - i. No part of a recreational vehicle may extend over a public easement or right-of-way.
 - ii. No recreational vehicle stored on a residential lot may be used for housekeeping, living, or sleeping quarters.
 - iv. Recreational vehicles stored in the front yard must be stored on a paved surface. Recreational vehicles stored in the side or rear yards must be stored on a paved surface or on an improved gravel. An improved gravel surface must not be used to store recreational vehicles in the front yard.
 - v. Recreational vehicles must be stored behind the front building line in the side or rear yard unless the lot is served by a driveway from a public street and which is its only point of vehicular access, or the lot does not have access to a standard alley.
 - vi. Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.
 - vii. All recreational vehicles must be maintained in an operable condition.
 - viii. The storage area surface for recreational vehicle storage must be contiguous with and be an extension of the driveway, and the area of the surface improvement must not be less than the full dimensions of the special vehicle.

2. All recreational vehicles must conform to the following if located in C-2 General Commercial district.

- i. No part of a recreational vehicle may extend over a public easement or right-of-way.
- ii. Provided, however, that no article or material shall be kept, stored or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or adjoining lots when viewed by a person at ground level.
- iii. Recreational vehicles must be stored on a paved surface.
- iv. No recreational vehicle stored on a commercial lot may be used for housekeeping, living, or sleeping quarters, unless is used for a security vehicle.

3. All recreational vehicles must conform to the following located in I-1 industrial

- i. Recreational vehicles are an allowed use in this district; Provided, however, that no article or material shall be kept, stored, or displayed outside the confines of the building unless it be so screened by fences, walls, or planting that it cannot be seen from adjoining public streets or lots when viewed by a person at ground level.
- ii. Recreational vehicles must be parked on a paved surface or improved gravel surface.
- iii. No recreational vehicle stored on an industrial lot may be used for housekeeping, living, or sleeping quarters, unless is used for a security vehicle.

4. Only the zoning districts listed in this section will allow for recreational vehicles.

SECTION II. **Severability.** If any section, subsection, sentence, clause, phase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the remaining portions of this ordinance.

SECTION III. **Effective Date.** This Ordinance shall be in full force and effect 30 days from and after its passage, approval, and publication.

Adopted and approved this XX day of XXXX 2020.

Chris Mosley, Mayor

ATTESTED:

Susan McDaniel, City Clerk

(SEAL)