

**CITY OF CHICKASHA  
PLANNING COMMISSION  
MINUTES  
September 21, 2018**

The **SPECIAL** meeting of the **CHICKASHA PLANNING COMMISSION** was held in the council chambers in Chickasha City Hall on the 21st day of September 2018 as specified by advanced public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting.

**ITEM 1. Call Meeting to Order**

The meeting was called to order at 4:00 p.m.

**ITEM 2. Roll Call**

**Commission Members Present**

Marilyn Feaver  
John Grote  
Mike Mosley  
Tim Smith  
Glenn Snedeker

**Commission Members Absent**

None

**Staff Members Present**

Gene Winsett, Community Development Director, Kay Perry, Administrative Assistant, and Rachel Gaffney, Intern.

**Others Present**

Sandy Willard, Gina Snedeker, Terrance Spain, Robert Leshner, Erin Gresham, Richard O. Starks, Sherri K. Lewis, Nancy Kadsen, Barbara Caitek, Traca Conrad, Joy Conrad, Kea Ginn, Phil Halen, Blake McDowell, Joe Lachn, Glen A. Thompson, Nathan Derr, George Smith, Rodney Kreger, Terry G. Ogburn, J. E. E. Prenson II, Tom Rose, Alicia Spain, Brody Shaw, N. Shaw, Natalie Hearvell

**ITEM 3. Consider approving the minutes of the May 8, 2018 meeting and filing thereof.**

A motion was made by Time Smith to approve the July 10, 2018 meeting minutes and the filing thereof. John Grote made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” J. Grote, M. Mosley, T. Smith, and G. Snedeker  
“Nays” None  
“Abstain” M. Feaver

By a vote of 4-0 the July 10, 2018 meeting minutes were approved.

**ITEM 4. Public hearing to discuss and review the preliminary plat for Chisolm Trail Development Section 4.**

Gene Winsett explained that the proposed plat is for an office development. It is in a floodplain, however the developer will be held to the proper standards for floodplain development. Staff therefore recommend approval of the preliminary plat.

**ITEM 5. Discuss and consider approval of the preliminary plat for Chisolm Trail Development Section 4.**

After a short discussion, a motion was made by Tim Smith to approve the preliminary plat. Mike Mosley made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, T. Smith, and G. Snedeker  
“Nays” None  
“Abstain” None

By a unanimous vote of 5-0 this preliminary plat was approved.

**ITEM 6. Public hearing to discuss and review the final plat for Chisolm Trail Development Section 4.**

Gene Winsett explained that since it is a simple plat, consisting of one block and one lot, the developer had submitted both the preliminary plat and the final plat at the same time. He stated that staff recommended the approval of the final plat.

**ITEM 7. Discuss and consider approval of the final plat for Chisolm Trail Development Section 4.**

After a short discussion a motion was made by John Grote to approve final plat. Mike Mosley made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, T. Smith, and G. Snedeker  
“Nays” None  
“Abstain” None

By a unanimous vote of 5-0 this final plat was approved.

**ITEM 8. Public hearing for applicant, Crafton, Tull, & Associates, to request a rezoning from R-1 Single-Family Residential to R-2 Two-Family Residential.**

Gene Winsett explained that his department is pro-development and would welcome appropriate development of this undeveloped property. He further explained that there would be a fence around the proposed duplexes and they would not be visible from Country Club Road.

The applicant explained that the final plat would likely have two entrances on Country Club Road. There would be a six foot fence separating the duplexes from Country Club Road and the area along the road would have appropriate landscaping. The applicant is planning to form an HOA and to act as the rental management company for the duplexes. The applicant intends to rent the duplexes for \$1,250 a month with 13-month leases.

Several residents spoke against the proposed rezoning. They were: Glen Thompson of 101 Caulder Drive, Terrance Spain of 100 Caulder Drive, Rea Ginn of 2843 Country Club Drive, and Nathan Derr of 209 Pleasant Lane. Sherri Lewis spoke on behalf of the Elks Lodge, stating that they were concerned about traffic safety and road maintenance and that the Elks Lodge would prefer an all single-family residential development.

The applicant responded that the duplexes would only be built five at a time, thus reducing concerns about road maintenance and vacant buildings. The applicant also asserted that they were investing \$10 million in this project and thus would keep it well-maintained.

**ITEM 9. Discuss and consider approval for applicant, Crafton, Tull, & Associates, to rezone from R-1 Single Family Residential to R-2 Two Family Residential.**

Gene Winsett explained that the city would ensure that the developer made all necessary infrastructure improvements, such as fire protection and sewer. He also stated that the city would monitor potential traffic and road maintenance issues. In response to a question by M. Mosley, Gene Winsett explained the proposed rezoning would not be considered spot zoning. A motion was made by Tim Smith to approve the rezoning request, and a second was made by John Grote.

**ROLL CALL VOTE:**

“Ayes”            M. Feaver, J. Grote, and T. Smith  
“Nays”            M. Mosley and G. Snedeker  
“Abstain”        None

By a vote of 3-2 this rezoning request was approved.

**ITEM 10. Public hearing to discuss and review the revised preliminary plat for Shadow Valley.**

The applicant explained that a revised preliminary plat was submitted to account for a change in the street network and a change in lot sizes for the proposed duplexes.

**ITEM 11. Discuss and consider approval of the revised preliminary plat for Shadow Valley.**

After a short discussion a motion was made by John Grote to approve the revised preliminary plat for Shadow Valley. Tim Smith made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, T. Smith  
“Nays” M. Mosley and G. Snedeker  
“Abstain” None

By a vote of 3-2 this revised preliminary plat was approved.

**ITEM 12. Public hearing for applicant, Traca Conrad, to request a rezoning from C-1 Local Commercial District to C-2 General Commercial District per City Code Sec. 54-41.**

The applicant stated that she was requesting the rezoning in order to establish a pet hotel. Gene Winsett recommended approval of the rezoning.

**ITEM 13. Discuss and consider approval for applicant, Traca Conrad, to rezone from C-1 Local Commercial District to C-2 General Commercial District per City Code Sec. 54-41.**

After a short discussion a motion was made by Tim Smith to approve the rezoning request. Mike Mosley made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, T. Smith, and G. Snedeker  
“Nays” None  
“Abstain” None

**ITEM 14. Public hearing for applicant, Rodney Kreger, to request a rezoning from R-3 Multi-family Residential to R-4 Residential Office per City Code Sec. 54-37.**

Gene Winsett explained that staff recommended approval of the rezoning request. The Developer of the project, Brody Shaw, presented a site plan for the proposed development.

**ITEM 15. Discuss and consider approval for applicant, Rodney Kreger, to rezone from R-3 Multi-family Residential to R-4 Residential Office per City Code Sec. 54-37.**

After a short discussion a motion was made by Mike Mosley to approve the rezoning request. Tim Smith made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, and T. Smith  
“Nays” None  
“Abstain” G. Snedeker

- ITEM 16. Public hearing for applicant, Rodney Kreger, to request a use on review to allow a recreational vehicle (RV) park in a R-4 Residential Office district per City Code Sec. 54-78(d).**

Gene Winsett explained that RV parks may be allowed as a use on review in R-4 districts. He stated that he recommended approval of the request.

- ITEM 17. Discuss and consider approval for applicant, Rodney Kreger, for a use on review to allow a recreational vehicle (RV) park in a R-4 Residential Office district per Code Sec. 54-78(d).**

After a short discussion a motion was made by Tim Smith to approve the use on review. Mike Mosley made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, and T. Smith  
“Nays” None  
“Abstain” G. Snedeker

- ITEM 18. Public hearing for applicants, Glenn and Gina Snedeker, to request a rezoning from R-1 Single Family Residential to C-2 General Commercial.**

Gene Winsett explained that this request was to expand an existing RV park, which has so far followed all city regulations without issue. Staff therefore recommend approval of the rezoning request.

- ITEM 19. Discuss and consider approval for applicants Glenn and Gina Snedeker, to rezone from R-1 Single Family Residential to C-2 General Commercial.**

After a short discussion a motion was made by Mike Mosley to approve the rezoning request. Tim Smith made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, and T. Smith  
“Nays” None  
“Abstain” G. Snedeker

**ITEM 20. Public hearing for applicants, Glenn and Gina Snedeker, to request a use on review to allow a recreational vehicle (RV) park in a C-2 General Commercial District.**

Gene Winsett recommended approval of this request.

**ITEM 21. Discuss and consider approval for applicants, Glenn and Gina Snedeker, to allow a recreational vehicle (RV) park in a C-2 General Commercial District.**

After a short discussion a motion was made by Mike Mosley to approve the rezoning request. John Grote made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, and T. Smith  
“Nays” None  
“Abstain” G. Snedeker

**ITEM 22: Public hearing regarding a revision to Chapter 2 of the City Ordinances.**

Gene Winsett explained that due to recent cancellations of the regular planning commission meeting because of a lack of quorum, the community development department was recommending a revision to the City Ordinances in order to add two alternate members to the planning commission. These alternate members could be called to vote, in the event that the five full members of the planning commission are unable to make a quorum.

**ITEM 23: Discuss and consider approval of the revision to Chapter 2 of the City Ordinances.**

After a short discussion a motion was made by John Grote to approve revision of Chapter 2 of the City Ordinances. Glenn Snedeker made a second to this motion.

**ROLL CALL VOTE:**

“Ayes” M. Feaver, J. Grote, M. Mosley, T. Smith, and G. Snedeker  
“Nays” None  
“Abstain” None

**ITEM 24: Other business.**

There being none.

**ITEM 25. Adjournment.**

The meeting was adjourned at 5:30 p.m.

Attest:

Date: \_\_\_\_\_

\_\_\_\_\_  
Marilyn Feaver, Chairperson

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Gene Winsett, Community Development Director