

**CITY OF CHICKASHA
PLANNING COMMISSION
MINUTES
July 10, 2018**

The **REGULAR** meeting of the **CHICKASHA PLANNING COMMISSION** was held in the council chambers in Chickasha City Hall on the 10th day of July 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

Tim Smith
Mike Mosley
Glenn Snedeker

Commission Members Absent

Marilyn Feaver
John Grote

Staff Members Present

John Noblitt, City Manager, Kay Perry, Community Development Administrative Assistant, and Rachel Gaffney, Community Development Intern

Others Present

Blake McDowell, Phil Hajen, Jackie B. Steelmo, Casandra Stilt, Richard Stilt, Heather Schenk, and David Posey

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

A motion was made by Mike Mosley to approve the May 8, 2018 meeting minutes and the filing thereof. Glenn Snedeker made a second to this motion.

ROLL CALL VOTE:

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

By a vote of 3-0 the May 8, 2018 meeting minutes were approved.

ITEM 4. Public hearing for applicant, Heather Schenk, to request a use on review to allow a home-based business. City Code Sec. 54-33 (c).

Ms. Schenk explained that she had been operating a successful massage business in Chickasha for eight years and that she was requesting approval to move her business to a home-office in her residence. Three people spoke on Ms. Schenk's behalf. Jim Hodges, a resident of the area, explained that the neighborhood had a long history of home-based businesses and expressed support for Ms. Schenk's application. John McCasslen, a client of Ms. Schenk's business, attested to the high quality of service that she provides and to her professionalism. An additional, unidentified client of Ms. Schenk's business also attested to the high quality of services provided and explained that Ms. Schenk's residence would be much more convenient than its current location.

ITEM 5. Discuss and consider approval for applicant, Heather Schenk, for a use on review to allow a home-based business. City Code Sec. 54-33 (c).

John Noblitt presented the staff report, explaining that the traffic impact from the proposed business would be negligible. Mr. Noblitt recommended approval of the application.

After a short discussion, a motion was made by Glenn Snedeker to approve the use on review for a home-based business. Mike Mosley made a second to this motion.

ROLL CALL VOTE:

"Ayes"	T. Smith, M. Mosley, and G. Snedeker
"Nays"	None
"Abstain"	None

By a unanimous vote of 3-0 this use on review was approved.

ITEM 6. Public hearing for applicant, Todd Morris, to request to rezone from C-1 Local Commercial District to C-2 General Commercial District. Code Sec. 54-41(b)1.

No public comments were made.

ITEM 7. Discuss and consider approval for applicant, Todd Morris, to rezone from C-1 Local Commercial District to C-2 General Commercial District. Code Sec. 54-41(b)1.

John Noblitt presented the staff report, explaining that the area in question is an established commercial corridor and that several nearby lots are already zoned C-2. Mr. Noblitt recommended approval of the application.

After a short discussion a motion was made by Mike Mosley to approve the rezoning from C-1 Local Commercial District to C-2 General Commercial District. Glenn Snedeker made a second to this motion.

ROLL CALL VOTE:

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

By a unanimous vote of 3-0 this rezoning was approved.

ITEM 8. Public hearing for applicant, James Stephens, to request a variance from the maximum accessory building size of 600 square feet in R-1- Single Family Residential District. Code Sec. 54-77(2)b.

No public comments were made.

ITEM 9. Discuss and consider approval for applicant, James Stephens, for a variance from the maximum accessory building size of 600 square feet in R-1- Single Family Residential District. Code Sec. 54-77(2)b.

John Noblitt presented the staff report, explaining that the area in question is a ten-acre lot that is adjacent to an agriculturally zoned area. He also indicated that structures similar to the one proposed already existed in the neighborhood. Therefore Mr. Noblitt recommended approval of the application.

After a short discussion a motion was made by Mike Mosley to approve a variance from the maximum accessory building size of 600 square feet. Glenn Snedeker made a second to this motion.

ROLL CALL VOTE:

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

By a unanimous vote of 3-0 this variance was approved.

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

Phil Crafton Tull presented the plat. The proposed area is 55 acres and will have 214 lots. The property is already zoned as R-1.

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

John Noblitt presented the staff report, explaining that the plat met all of the city’s requirements. Mr. Noblitt recommended approval of the preliminary plat.

After a short discussion a motion was made by Mike Mosley to approve the preliminary plat for Shadow Valley. Glenn Snedeker made a second to this motion.

ROLL CALL VOTE:

“Ayes” T. Smith, M. Mosley, and G. Snedeker

“Nays” None
“Abstain” None

By a unanimous vote of 3-0 this preliminary plat was approved.

ITEM 13: Other business.

There being none.

ITEM 14. Adjournment.

The meeting was adjourned at 4:35 p.m.

Attest:

Date:_____

John Grote, Co-Chairperson

Gene Winsett
Community Development Director