

NOTICE OF MEETING ZONING BOARD OF ADJUSTMENT

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:	TIME:	PLACE OF MEETING:
<u>01.21.2021</u>	<u>2:30 P.M.</u>	<u>Commission Chambers</u> <u>City Hall, 9th & Broadway</u> <u>Shawnee, OK 74802-1448</u>

To be completed by person filing notice:

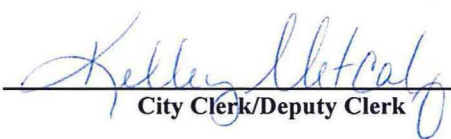
NAME: Rebecca Blaine, AICP

TITLE: Planning Director

ADDRESS: P. O. Box 1448
Shawnee, OK 74802-1448

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 10:21 a.m. /p.m. on 01.20.2021

SIGNED: 
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 1-20-2021

PERSON FILING NOTICE: Rebecca Blaine

NOTICE VERIFIED BY: Kelley Metcalf

**AGENDA
CITY OF SHAWNEE
ZONING BOARD OF ADJUSTMENT
JANUARY 21ST, 2021 AT 2:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Case #ZBOA12-20- Public hearing and consideration of approval of variance request to grant relief from the façade requirement in the C-4 (Central Business District) for a 1.79-acre tract located on the southeast corner of 10th & N. Kickapoo.
Applicant: Tina Hanna, South Central Industries, Inc.
- 3)** Case #ZBOA01-21 – Public hearing and consideration of approval of a variance request for the use of six shipping containers and sight-proof fencing for a 1.71-acre tract located at 1610 N. Harrison Avenue.
Applicant: Hub and Car, L.P., Vic Grissom for Pharm House
- 4)** New Business
- 5)** Commissioners' Comments
- 6)** Adjournment

City of Shawnee
Planning Department
222. N. Broadway
Shawnee, OK 74801
(405) 878-1616
Fax: (405) 878-1587
www.ShawneeOK.org



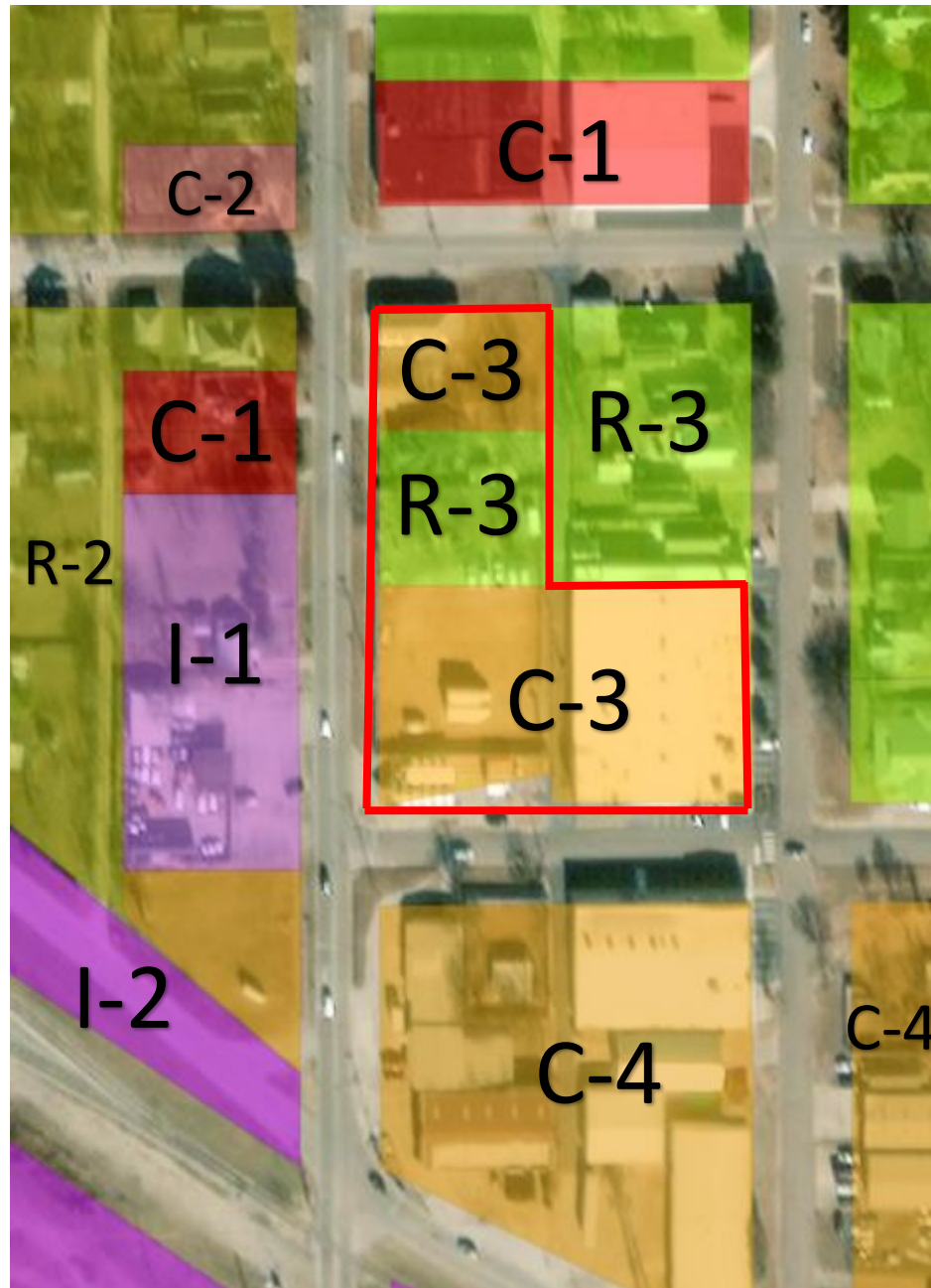
CASE # ZBOA12-20
PUBLIC HEARING DATE:
December 17th, 2020

APPLICANT:
**South Central
Industries, Inc.**

**130 N. Louisa Ave.
Shawnee, Oklahoma, 74801**

PROPERTY ADDRESS/LOCATION:
1.79-acres located on N. Kickapoo & 10th Street

The applicant, South Central Industries, Inc., is requesting a variance for full relief of the 80% façade requirement for C-4 (Central Business District) properties set forth in Section 22-143 for a 1.79-acre tract located on the southeast corner of 10th & Kickapoo.



EXISTING ZONING: C-4 (Central Business District)	EXISTING LAND USE: Vacant building to be demolished for additional of new warehouse and open space for expansion of the SCI campus.	SURROUNDING ZONING & LAND USE: R-2 (Combined Residential) R-3 (Multifamily Residential) C-1 (Neighborhood Commerical) C-2 (Suburban Office Commerical District) C-3 (Highway Commercial) C-4 (Central Business) I-1 (Restricted Light Industrial)	LOTS: 6	PROPERTY SIZE: 1.79 acres
STAFF RECOMMENDATION				
Sec. 22-143. - Exterior construction requirements and standards. The following building facade requirements shall apply to all new structures that are more than 200 square feet in size in the following zoning districts: C-1, C-2, C-3, C-4, C-5 and C-P: (1) All building facade shall be constructed to include masonry material covering at least 60 percent of the facade, except in the C-4 zone, which shall require 80 percent coverage. Windows and standard doors shall be included in the coverage total, but garage doors shall not. (2) Metal roofs are permitted and coated aluminum siding may be used to cover clapboards on existing buildings. (3) For purposes of this section, masonry materials shall mean and include brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect. (4) For purposes of this section, facade shall mean any exterior wall or face of a building that fronts on a dedicated public street. (5) Additions to existing buildings shall be deemed new construction under these provisions and the facade requirements shall apply to the new portion. (Code 2002, § 22-131; Ord. No. 2522NS, § 1, 11-18-2013) Sec. 22-571. - Variances. A variance from the terms of the code may be granted, as provided in this section, only upon finding by the board of adjustment that:				

(1) The application of the code to the particular piece of property would create an unnecessary hardship;

(2) Such conditions are peculiar to the particular piece of property involved;

(3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the code or the comprehensive plan; and

(4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

(Code 2002, § 22-200.7; Ord. No. 2545NS, § 1(Exh. 1), 6-2-2014)

Sec. 22-572. - Burden of proof.

Applicant for variance has the burden of showing that granting of a variance will not be contrary to public interest, that literal enforcement of the zoning code will result in unnecessary hardship, that by granting the variance the spirit of the code will be observed, and that by granting the variance, substantial justice will be done. The board of adjustment shall have the right to establish conditions on any granted variance.

(Code 2002, § 22-200.8; Ord. No. 2545NS, § 1(Exh. 1), 6-2-2014)

The Kickapoo Widening Project will substantially improve and widen Kickapoo from Kickapoo Spur to Farrall, for an investment to the tune of \$19M. This project is wrapping up right-of-way acquisitions at the present time. This structure will tower the surrounding single-story residential homes and commercial buildings. Without any façade to soften its aesthetics and improve its resiliency for the long-term, asking for *complete* relief of the façade requirement is a tough sell. Originally, C-3 rezoning was discussed; however, the reduced setbacks of the C-4 district requirements were more attractive to the applicant and their project.

Staff recommends denial of this variance application as submitted for complete relief of the 80% façade requirement. The wainscot submitted is simply a paint color, not a façade proposal.

Existing warehouse structure acquired by SCI built in the 1970's pictured below. The other buildings that are a part of SCI's campus do have façade. It is staff's understanding that none of the commercial building were built-to-suit South Central Industries' needs, instead they were acquired and retrofitted. This warehouse will be the first building located at 9th and Louisa have façade.



Proposed Main Building Color (or similar):



Proposed Trim Color (or similar):



If needed, we could add a different color wainscot at the bottom to provide an accent.



APPROVE	APPROVE WITH CONDITIONS	DENY		
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATI ON FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		













PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1616
FAX: (405) 878-1587

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 201272 CASE NO. ZBOA12-20

NAME OF PROPERTY OWNER: South Central Industires, Inc

ADDRESS: 130 N. Louisa

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405-275-3851)

APPLICANT'S NAME: South Central Industires, Inc

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** ☒ **AGENT** ☐

APPLICANT'S ADDRESS: 130 N. Louisa

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: (405-275-3851)

(PLEASE COMPLETE FOR THE **PROPERTY** THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 211 N. Kickapoo CED Warehouse location

LEGAL DESCRIPTION: See Exhibit A that is attached with entire legal

(DIMENSIONS OF PROPERTY) AREA: See Attachment A WIDTH: _____

LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: _____ CURRENT USE: _____

VARIANCE REQUESTED: SCI has a Community Economic Development budget and timeline.
We have contractors working at a discounted rate and the brick facade will not fit with the CED budget.

**APPLICATION, OWNERSHIP LISTING AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING**

Jana Ham
APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this ____ day of, _____ 20____.

FILING FEE: \$90.00
RECEIPT NO: 02482504

ZBOA DECISION: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

EXHIBIT A

SCI Merged Tract

Legal Description

A tract of land being a part of Block 19, AMENDED PLAT OF SHAWNEE O.T., according to the recorded plat thereof and lying in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Shawnee, Pottawatomie County, Oklahoma, being more particularly described as follows:

The North 15 feet of Lot 18 and all of Lots 19 through 32 of said Block 19.

Prepared by:

Taylor Denniston, PLS No. 1787

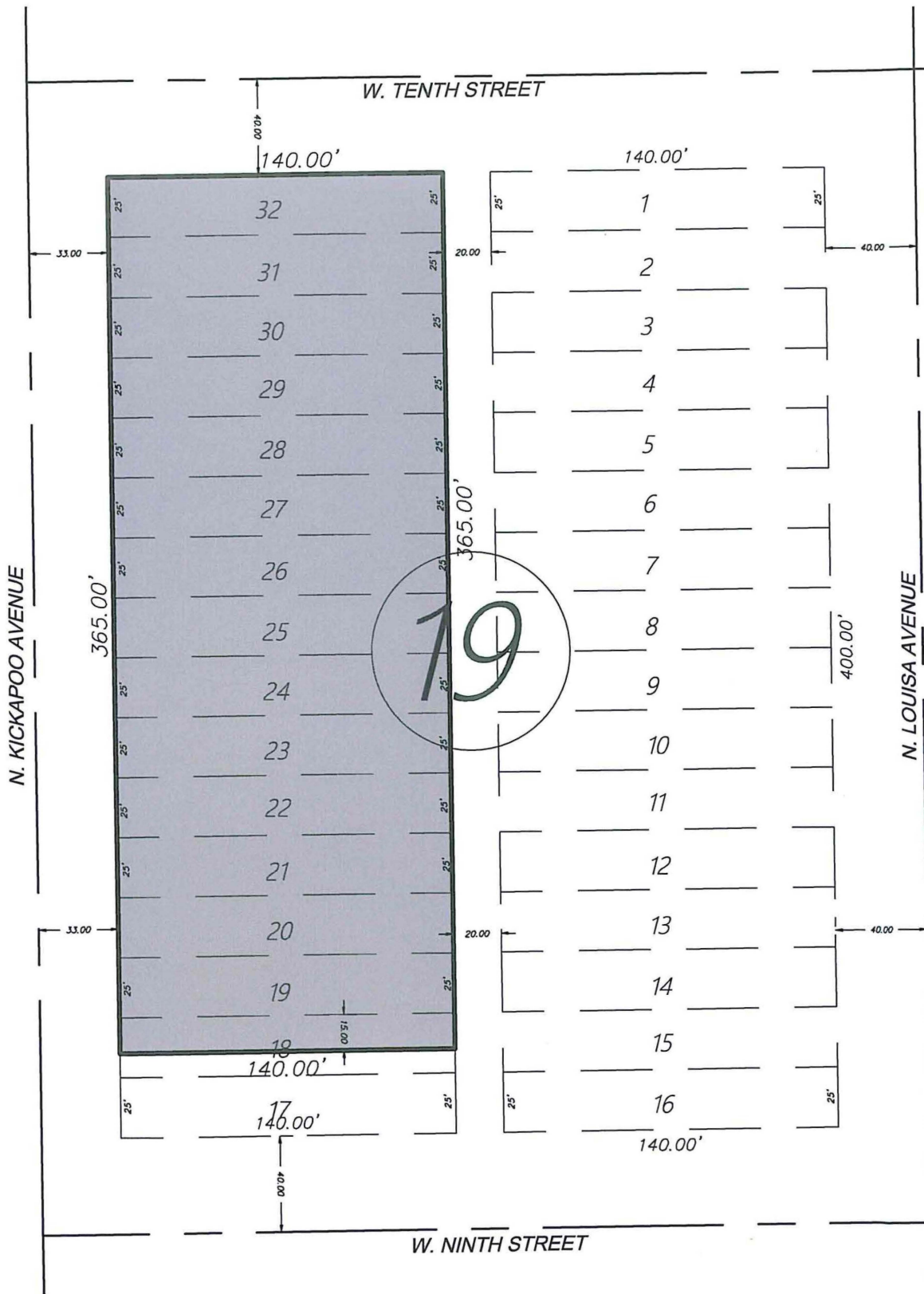
Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street, OKC, OK 73104

(405) 840-7094

October 29, 2020

EXHIBIT B



SCI Merged Tract

Property Exhibit



ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City, OK 73104
P: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McClellan Drive
Suite 100
Norman, OK 73072
P: 405.418.2288
F: 405.418.2289
srb@arbol.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2021

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #ZBOA12-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a variance of a property located within the City of Shawnee.

The property requesting a variance is described as follows:

The North 15 feet of Lot 18 and all of Lots 19 through 32 of said Block 19.

General Location Known As:	<u>1.79 acres on the southeast corner of 10th & Kickapoo</u>
Current Zoning Classification:	<u>C-4 (Central Business District)</u>
Requested Variance:	<u>Full relief from the 80% façade requirement</u>
Proposed Use of Property	<u>Warehouse/Distribution</u>
Applicant:	<u>South Central Industries, Inc.</u>

The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

January 21st, 2021 AT 2:30 P.M.: CITY OF SHAWNEE BOARD OF ADJUSTMENT

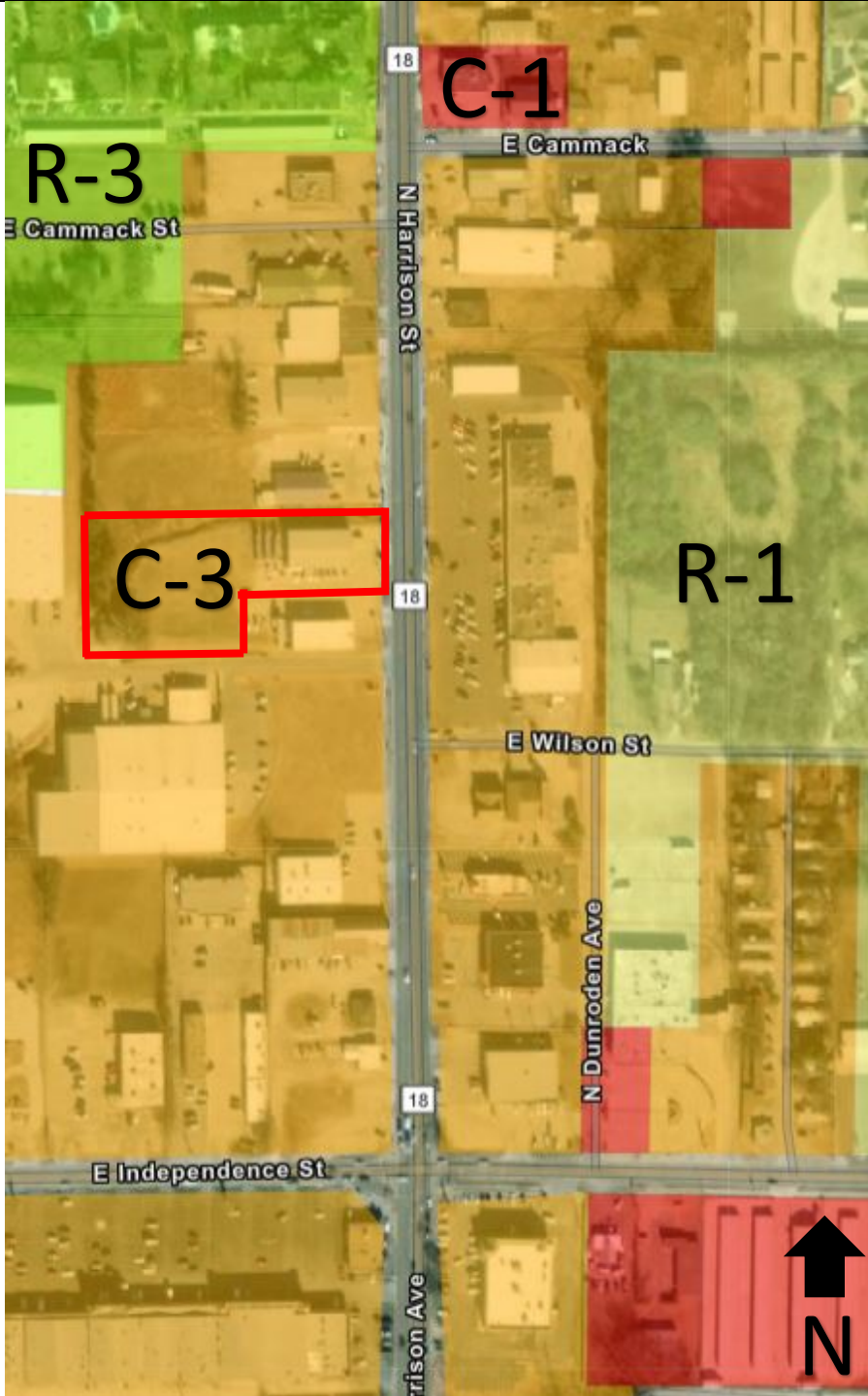
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the variance request. The Board reserves the right to limit discussion and debate on the proposed variance request in the public hearing, in which event those persons appearing in support or opposition of the proposed variance request will be allotted equal time. **Any formal protest must be filed in writing with the Planning Office during 8am-noon, 1pm-4pm or via email at rebecca.blaine@shawneeok.org before 4:00 p.m. a minimum of three (3) days prior to the hearing.** If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Office at 222 N. Broadway.

Witness my hand this 11th day of January 2021.



Rebecca Blaine, Planning Director



City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # ZBOA-01-21 PUBLIC HEARING DATE: January 21st, 2021
APPLICANT: 1610 N. Harrison St. Shawnee, Oklahoma, 74804 Vic Grissom for PHARM+HOUSE		
PROPERTY ADDRESS/LOCATION: 1.71-acres located NW of intersection of N. Harrison and E. Wilson St.		
The applicant, Vic Grissom, representative of PHARM+HOUSE is requesting a variance to allow the continuation of three (3), illegal, non-conforming shipping containers currently located in the rear of the property to remain, as well as the addition of three (3) shipping containers for a total of six (6) shipping containers for the growth of MMJ (Medical Marijuana) in the zoning designation of C-3 (Highway Commercial District) properties set forth in STR 07-010-04 for a 1.71-acre tract located on the northeast of the intersection of N. Harrison St. and E. Wilson St.		

EXISTING ZONING: C-3 (Highway Commercial District)	EXISTING LAND USE: One (1) permanent commercial structure utilized for MMJ dispensary. Three (3) non-conforming storage containers utilized for growth.	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial District)	LOTS: 1	PROPERTY SIZE: 1.71 acres
STAFF RECOMMENDATION				
<i>Based upon the information provided by the applicant and review of the Zoning Code, staff recommends denial of the variance request ZBOA-01-21.</i>				
APPROVE	APPROVE WITH CONDITIONS	DENY		
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		

Background:

The subject property is located at 1610 N. Harrison St., Shawnee, Oklahoma. On the ±1.71-acre parcel there is one permanent building. It is approximately 6,000 sq. ft. and operates as PHARM+HOUSE. (For reference the former company was Fastenal.) Located to the west, in the rear of the building, are three (3) shipping containers.

The property is zoned C-3 (Highway Commercial District). The land use is a Medical Marijuana (MMJ) dispensary, which is a use by right in the zoning district. This use takes place in the permanent building on the property.

The placement of these shipping containers has violated several aspects of the Shawnee Zoning Code (ZC). To explain the violations, staff has provided definitions, segments of the ZC, and opinions on the variance request, the variance request application, and recommendation for the Board to consider.

As defined by the City of Shawnee Zoning Code (ZC) a “Structure is anything constructed or erected, the use of which requires permanent location on the ground, or which is attached to something having a permanent location on the ground. This includes but is not limited to advertising signs, billboards, antennae, wind generators, fence, poster panels and buildings.”

A shipping container, often called an intermodal container, is a large, standardized structure, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport – from ship to rail to truck – without unloading and reloading their cargo.

Recently, used shipping containers have seen an increase in popularity for non-standard uses such as: sturdy sheds; perfectly sized swimming pools; quirky housing and office spaces; pop-up shops, bars, or cafés; and nurseries and indoor gardens.

Some cities have strict rules regarding a shipping container in your backyard that is used for storage or using the containers as a workshop or a guest cottage, and a few may have passed an Ordinance that briefly offers guidance to address immediate concerns surrounding shipping containers. However, most communities have not updated their zoning codes and land use regulations to address the trending use of shipping containers for uses beyond freight transport.

It is rare that any municipality or jurisdiction would simply allow the legal placement of a shipping container anywhere without review and approval. Because the shipping containers are recognized as structures in the Shawnee ZC, it is important to separate the zoning and land use planning violations from those of the building codes or fire codes.

In the City of Shawnee, these containers (structures) are subject to the International Building Code (IBC), as well as local zoning code and land use regulations. The City of Shawnee Zoning Code does not address shipping containers, and the lack of inclusion in the ZC does not equate permission.

Discussion:

The following discussion follows the order of the **Sections** referenced in the Zoning Code (ZC). The order in which topics are discussed is not indicative of the importance of the regulations. Under the Discussion heading, the Sections of the Zoning Code are in **bold** type. Staff's comments are *italicized* and indented.

The first violation of the subject shipping containers is failure to comply with exterior construction requirements for a new structure in the C-3 (Commercial Highway District). As a reminder, staff has elected to address the concerns in order of when they occur numerically in the ZC.

Sec. 22-143. - Exterior construction requirements and standards.

The following building facade requirements shall apply to all new structures that are more than 200 square feet in size in the following zoning districts: C-1, C-2, C-3, C-4, C-5 and C-P:

- (1) All building facade shall be constructed to include masonry material covering at least 60 percent of the facade, except in the C-4 zone, which shall require 80 percent coverage. Windows and standard doors shall be included in the coverage total, but garage doors shall not.
- (2) Metal roofs are permitted, and coated aluminum siding may be used to cover clapboards on existing buildings.
- (3) For purposes of this section, masonry materials shall mean and include brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect.
- (4) For purposes of this section, facade shall mean any exterior wall or face of a building that fronts on a dedicated public street.
- (5) Additions to existing buildings shall be deemed new construction under these provisions and the facade requirements shall apply to the new portion.

*The second planning and zoning violation is failure to obtain a zoning clearance permit. This is true of all **structures**. Contact and communication with the Planning Department is essential prior to the improvement to land, regardless of its zoning district.*

This same section indicates another violation. The placement of the structures without a permit.

Sec. 22-601. - New construction.

No building or other structure shall be erected, constructed, enlarged, altered, nor shall the use of any land or building or other structure be changed without a zoning clearance permit being issued authorizing such construction, alteration, or use changes as being in compliance with the provisions of this code, unless otherwise exempted. No building or other permit shall be issued for any construction not conforming to a valid zoning clearance permit.

Staff provides this segment of the Zoning Code (ZC) to indicate the significance of site plan review. Although many are similar, most jurisdictions have regulations and guidelines that are unique to that community. It would be difficult to remember every rule for every city, which is why staff is available to discuss ideas and assist with planning prior to the actual development occurs. Site plan review is a widely used tool to help the builder, developer, owner, etc. avoid pitfalls that can be resolved prior to beginning a project.

Sec. 22-608. - Site plan review.

Site plans, prepared and approved in accordance with the provisions of this section, shall be required to assist city administrative officials in the review of certain applications for building permits, and to ensure compliance with all applicable requirements of this code. All structures and their related accessory uses and structures shall trigger the need for a site plan.

The following section spells out the required information necessary for staff to properly review a site plan. Additional information may be required; the following are minimum requirements. This information is used by the Planning Department. More specific and detailed construction drawings and engineering plans may be requested later for review by different staff members.

The amount of information requested on a site plan may seem excessive, but the site plan review process provides the best opportunity for a successful project. The City of Shawnee requirements for site plan review is typical for the region and provides a level of certainty to the applicant and to staff.

Sec. 22-610. - Required information on site plans.

All site plans contain the following information:

1. North arrow.
2. Scale of the site plan is to be indicated with a preferred scale being one-inch (1") equals 20 feet. However, in no case shall the scale of any site plan be less than one-inch (1") equals 50 feet.
3. The legal description of the property is to be written on the site plan. Identify the location of tract, with regards to corner of the section, block, and street corners. For all unplatted property of five acres or less in area and for any property located within an approved subdivision which results from a change of the originally recorded plat, a copy of the first recorded deed to the property must accompany the permit application.
4. All property lines shall be accurately drawn to scale on the site plan with the dimensions of each line numerically illustrated in feet. Each property line shall be distinguished with the symbol "PL".
5. All adjacent street and alley rights-of-way are to be indicated, showing the centerline of each, the width and length of each and any street names. Property lines shall be included as a part of these rights-of-way by showing dimensions from the centerline.
6. The exact location, dimensions, and type of all easements that abut and are situated on the property shall be shown.
7. The location of driveway approaches, width, and length, of every driveway shall be indicated.
8. Show existing and proposed paving. Specify the width and type of paving and whether there is curb and gutter.
9. Indicate the parking and maneuvering arrangement that is proposed. Each parking space and drive is to be indicated. All parking arrangements must comply with city parking standards.
10. Indicate the locations of all existing and/or proposed utility services including:
 - a. Indicate location and size of sanitary sewer facilities, or other sewer disposal system.
 - b. Indicate location and capacity of all drainage structures and pipes (existing and proposed), showing direction of flow of stormwater,

natural low areas existing on the property, and contour lines. If the location is within a floodprone area, the final elevation also shall be indicated.

11. Show the location of every existing and proposed building on the property:
 - a. Identify the building location by indicating the distance from each building to all rights-of-way and property lines, and between buildings.
 - b. Specify the dimensions and the total square footage in each floor of every existing and proposed building. Specify the square footage in each floor that is contained in areas designed for storage, utilities and building services.
 - c. State the use in detail of every existing and proposed building.
 - d. Indicate the number of dwelling units in each building.
12. Any additional information relating to the proposed improvements as requested by the director.

The next segment is informative in nature. While there is deadline established to obtain a building permit before the site plan expires, the ZC allows for extension. Once the site plan has been approved, if there any changes to the design, it must be resubmitted for review. Small changes such as the size of the parking lot or the orientation of a building must be approved. Failure to submit changes may result in the inability to obtain a building permit.

Sec. 22-612. - Approval, extension, and revision.

- a) Approval of a site plan submitted under the provisions of this section shall expire one year after the date of such approval unless a building permit has been obtained and the work commenced.
- b) Such approval may be extended by the director of community development for a single one-year period, upon his receipt of a written request for an extension not less than 30 days before the expiration of the approved site plan.
- c) The director shall not approve any site plan that is contrary to the provisions of this code and other current ordinances or statutes. Neither shall the director disapprove the site plan on grounds other than a documented deviation from this code or other current ordinances or statutes.

The application provided for this variance request references a letter written to a third party and includes suggestion for modification. The terms for granting a variance is established by Oklahoma State Statute, and the City of Shawnee's Zoning Code has adopted the same. The process is simple but can be confusing. Staff is available to assist in interpreting the ZC to complete the application.

- *Establish what type of variance is needed.*
- *Answer the four (4) questions asked of all variance requests.*
- *Proceed, if approved ad with conditions, to continue work on the project.*

The approval, with or without conditions, is determined by the Zoning Board of Adjustments. Financial hardship shall not be a considering factor when determining the appropriateness of a variance.

Sec. 22-571. - Variances.

A variance from the terms of the code may be granted only upon finding by the Board of Adjustment that:

- (1) The application of the code to the particular piece of property would create an *unnecessary hardship;
- (2) Such **conditions are peculiar to the particular piece of property involved;
- (3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the (Zoning) code or the comprehensive plan; and
- (4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

For clarity, staff provides the following examples:

**Unnecessary hardship means a deprivation of an owner's right to the beneficial use of property that is caused when these regulations make it impossible to receive a reasonable return from the property.*

***Conditions such as exceptional narrowness, shallowness, shape, or topography of the land or other extraordinary or exceptional situations that can not be addressed without the variance.*

Sec. 22-572. - Burden of proof.

Applicant for variance has the burden of showing that granting of a variance will not be contrary to public interest, that literal enforcement of the zoning code will result in unnecessary hardship, that by granting the variance the spirit of the code will be observed, and that by granting the variance, substantial justice will be done. The board of adjustment shall have the right to establish conditions on any granted variance.

The applicant must establish each variance request, if approved, will be goodwilled and equitable; deliberately impartial; and maintain the integrity of the Code.

Recommendation:

The variance request for the subject property is clear in two (2) aspects. One – there is a request for forgiveness for the three (3) shipping containers placed without review or permit. Two – that an additional three (3) shipping containers are assumed approved if forgiveness is granted. Staff is unclear as to which section of the Zoning Code that a variance is sought.

Typically, the ZBOA establishes any conditions necessary to accompany the variance approval. The applicant has provided five (5) modifications planned to abate the violations. Only two (2) are related to planning and land use. Authorization from the landowner to request a

variance and the placement of a fence. To reinforce the need for communications with the planning department and site plan review is evident in the fencing quote. Chain link fencing may not be appropriate material for the proposed use and the zoning district. Earlier reference to required façade may not be applicable once the project is understood.

Based upon the information provided by the applicant and review of the Zoning Code, staff recommends denial of the variance request ZBOA01-21.



Community Development

LOCATION: 1610 N Harrison
PROJECT: Pharm House
REVIEW DATE: January 19, 2021

Planning office / Inspector
405-878-1666 214-5001

Inspector Report:

I received an application from Jayne Grissom for a Medical marijuana dispensary renewal in March 2020 at 1610 N Harrison, upon my inspection I found three shipping containers that are being used as buildings to house and grow medical marijuana. The structures have electric service to them that I have not found record that they were inspected by the City of Shawnee and a water line for irrigation that is pipe to all three units without back flow prevention that is require by the International plumbing code. they also have package HVAC units that are attach to the structures and they are introducing Co2 into the structures , I Spoke with Jayne and Vic Grissom that I had to check the files to see if the previous inspector had approve the units to be used to grow marijuana and that there was multiple violations that need to be corrected before I can sign the compliance form and they explain that Jared Cooper did approve it. I check the records at the office and cannot find permits for the shipping containers to be used to house the grow or any permits for plumbing ,electric or HVAC for the structure, I explain to Jayne Grissom that we do not have record of approval and that the shipping containers are a violation and that they will have to remove them. I provide them a report on March 27,2020 of all the violations and Vic and Jayne Grissom called me and explain to me that they were trying to buy the building next to them to house the grow and ask if we could give him some time to get the building . I explain to him that we would have to talk to are attorney on the matter and that are attorney is sending him a certified letter that explains the timeline to remove the shipping containers. Jayne Grissom called in April and said they never received a letter, I told her I would reach out to are attorney and see what was going on with the letter. Jayne emailed me May 7, 2020 asking me when will the fire marshal be coming out to do the inspection, I explain that they were not in compliance and no inspection will be done until the shipping containers are removed. For the address to be compliant with the City of Shawnees code it must complete the following violation's:

Building Plan

- a. Shipping containers are not a permanent structure to be use for grow rooms, must meet 2015 IBC AND City of Shawnee's Masonry façade requirements.
- b. Provide amount of fertilizer or any other chemical used to grow with to be stored
- c. Walls must be made with non-absorbing material
- d. Provide processing process
- e. Equipment for extraction process must be listed

- f. Must have gas detection system complying with the fire code in grow rooms with carbon dioxide enrichment process
- g. Must have hazard identification signs where co2 process is located
- h. Provide how much cannabis storage will be onsite
- i. Must obtain permit for building ,electrical, mechanical or plumbing work Prior to doing work

Electrical Plan

- j. All receptacles and wire that are located within 6ft water or wet/damp area must be gfci protected. Grow rooms are wet/damp
- k. All lights ,boxes, cords and cables , luminaires, raceways and enclosures must be listed dampproof
- l. Provide panel board calculations for all lights, receptacles and appliances
- m. Flexible cords from grow lights must have strain relief if hang from above
- n. Extension cords are not approved method for devices
- o. Fill any open holes on boxes and panels
- p. Label panel
- q. Must have light for egress landings
- r. Electrical may have to meet hazards location requirements in the 2014 NEC depending on the process in each location

Plumbing plan.

- a. Provide back flow preventer to grow irrigation
- b. Must keep water lines from freezing outdoors to grow
- c. All bathroom fixtures must work

Mechanical

- a. Must meet all 2015 IMC requirements
- b. Must meet thermal envelope requirements
- c. Hazardous exhaust may be required where processing is being done
- d. Provide location of exhaust
- e. Provide ventilation rates at a minimum of 0.06 cfm/ft2a
- f. Provide odor mitigation
- g. Provide the lower flammable limit that is expected in the rooms
- h. Provide how much co2 is being use in the grows
- i. Provide humidity control

PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1616
FAX: (405) 878-1587

RECEIVED

DEC 08 2020

PLANNING / CODE

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 201288 CASE NO. ZBOA01-21

NAME OF PROPERTY OWNER: Hub and CAR L.P.

ADDRESS: 1602 N. HARRISON

CITY: Shawnee STATE: OKLA ZIP CODE: 74804

TELEPHONE: (405) 833-6392 405-878-0010

APPLICANT'S NAME: Vic Grissom

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] ~~SAME~~ ^{TENANT} ☒ ~~AGENT~~ ☐

APPLICANT'S ADDRESS: 51550 MOCCASIN TRAIL RD.

CITY: PRAGUE STATE: OK ZIP CODE: 74864

TELEPHONE: (405) 997-9677

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 1610 N. HARRISON

LEGAL DESCRIPTION: (SEE TAX RECEIPT)

(DIMENSIONS OF PROPERTY) AREA: 1.71 ACRES WIDTH: _____

LENGTH: _____ FRONTAGE: 104.3

CURRENT ZONING: _____ CURRENT USE: _____

VARIANCE REQUESTED: SEE letter to OMMA, dated 10/14/20,
along with List of modifications.

APPLICATION, OWNERSHIP LISTING AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this ____ day of, ____ 20__.

FILING FEE: \$90.00

RECEIPT NO: 02482629

ZBOA DECISION: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

**AFFIDAVIT AUTHORIZING
LESSEE TO FILE VARIANCE
WITH
SHAWNEE'S ZONING BOARD OF ADJUSTMENT**

STATE OF OKLAHOMA)

COUNTY OF POTTAWATOMIE)

) ss.

COMES NOW the undersigned, Scott Carver, first being duly sworn, and states as follows:

1. The undersigned is a Manager of Hub & Car Properties, L.L.C., an Oklahoma Limited Liability Company.
2. Hub & Car Properties, L.L.C. owns that property located at 1610 N. Harrison in Shawnee, Oklahoma.
3. PHARM+HOUSE, Inc., is an Oklahoma corporation, and is the Lessee of that property located at 1610 N. Harrison, Shawnee, Oklahoma.
4. PHARM+HOUSE, Inc., desires a variance with regard to the leased property, and has communicated that request to Hub & Car Properties, L.L.C.
5. The undersigned, as Manager of Hub & Car Properties, L.L.C., hereby authorizes, and consents to, PHARM+HOUSE, Inc., submitting an application for variance to the Shawnee Zoning Board of Adjustment with regard to the property at 1610 N. Harrison, Shawnee, Oklahoma.

Further Affiant sayeth not.

Hub & Car Properties, L.L.C.

By: Scott Carver
Scott Carver, Manager

Subscribed and sworn to before me this 19th day of November, 2020.

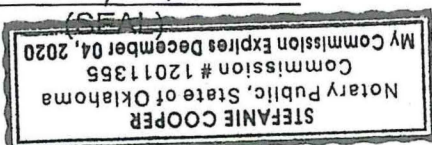
[Signature]
Notary Public

My Commission Expires:

12/4/20

Commission Number:

12011355



Make Checks Payable to:
POTTAWATOMIE CO TREASURER
WENDY MAGNUS

325 NORTH BROADWAY, STE 203
SHAWNEE, OK 74801-6938
TELEPHONE: (405) 273-0213

Parcel ID Number
0000-07-010-004-0-055-00
RURAL
1610 N HARRISON (1.71 Acres)

Owner 10674

HUB & CAR PROPERTIES LLC
1602 N HARRISON
SHAWNEE OK 74804-0000

Taxpayer Copy

Breakdown	Mills	Amount
COUNTY GENERAL	10.15	469.88
COUNTY HEALTH	2.54	117.61
VO-TECH GENERAL	10.12	468.58
VO-TECH BUILDING	5.06	234.29
COUNTY WIDE 4-MIL	4.06	187.99
SCHOOL DIST GEN.	35.31	1,634.92
SCHOOL DIST BLDG	5.04	233.36
SCHOOL DIST SINK	23.99	1,110.78
MULTI-CO LIBRARY	6.06	280.59
TOTALS	102.33	4,738.00

93 SHAWNEE

Real Estate

School Dist Tax Year Taxroll Item #
093S 2018 10674

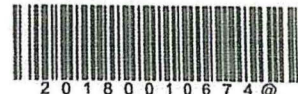
	Values
Gross Assessed	46,302
Exemptions	0
Net Assessed	46,302
Total Tax	4,738.00
Total Tax Payments	2,369.00

2/11/19
11:56

BDA

Legal Description:
1610 N HARRISON (1.71 Acres)
93-SU BEG 924.3'N & 40'W SE/C SE N100.7' W447.5' S205'
N104.3' E167' POB

Total Due \$2,369.00



Retain this portion for your records or when paying in person bring entire statement

0000-07-010-004-0-055-00

WENDY MAGNUS
POTTAWATOMIE CO TREASURER
325 NORTH BROADWAY, STE 203
SHAWNEE, OK 74801-6938
TELEPHONE: (405) 273-0213

Owner 10674

HUB & CAR PROPERTIES LLC
1602 N HARRISON
SHAWNEE OK 74804-0000

Enter Address Changes Here

First Half Paid

Real Estate
Tax Receipt

1610 N HARRISON (1.71 Acres)
RURAL

93-SU BEG 924.3'N & 40'W SE/C SE N100.7' W447.5' S205'
E280.5' N104.3' E167' POB

First Half Paid

School Dist Tax Year Taxroll Item #
093S 2018 10674

Payment Enclosed	
Payments	
Total Tax Due	4,738.00
Total Payment	2,369.00
Tax Balance Due	2,369.00

Payment on 1/03/19 with CHECK
on Receipt 30669 for Taxes
HUB & CAR PROPERTIES LLC
1502 N HARRISON ST
SHAWNEE OK 74804
Check# 118

W M Deputy

0000-07-010-004-0-055-00

WENDY MAGNUS

POTTAWATOMIE CO TREASURER
325 NORTH BROADWAY, STE 203
SHAWNEE, OK 74801-6938
TELEPHONE: (405) 273-0213

Owner 10674

HUB & CAR PROPERTIES LLC
1602 N HARRISON
SHAWNEE OK 74804-0000

Enter Address Changes Here

Second Half Payment

Real Estate

1610 N HARRISON (1.71 Acres)
RURAL

93-SU BEG 924.3'N & 40'W SE/C SE N100.7' W447.5' S205'
E280.5' N104.3' E167' POB

Return this stub with
SECOND HALF payment
before APRIL 1st

School Dist Tax Year Taxroll Item #
093S 2018 10674

Payment Enclosed	
Payments	
Second Half Tax	2,369.00
Penalty	
Mail	
Lien	
Advertising	
Other	
Total	2,369.00

For Online Payments or Information:
www.pottcotrea.org

Visa, MasterCard, Discover, Am Express;
2.95% conv fee (1.95 min) charged by
processor. Visa Debit Card \$3.95 & E-
Check \$1.50 flat rate.

W M Deputy



PHARM+HOUSE, Inc.
1610 N. Harrison St.
Shawnee, OK 74804
Jayne S. Grissom
405-229-1369

14 October 2020

Oklahoma Medical Marijuana Authority
Re: Renewal of Grow License: **GAAA-NYKN-DIMU**

To Whom It May Concern:

PHARM+HOUSE is in a dispute with the City of Shawnee over our Grow operation. We received our initial Grow license in August of 2018, and began the Grow operation in June of 2019. We received a Certificate of Compliance from the City of Shawnee when we renewed our Grow license in August of 2019. During the city's inspection for our Dispensary license renewal, in early Spring of 2020, the city inspector (Kevin Moore) said our Grow operation was in violation of city ordinances because we are growing in three shipping containers behind our dispensary. The shipping containers were pre-fabricated with everything necessary to grow medical marijuana, OG&E installed Phase 3 electric to run the containers, and H&H Alarm installed a security system to protect the containers and product. The inspector stated that we would be receiving a certified letter from the City Attorney. We never received this letter. The city inspector refused to work with us because he said we didn't comply with the letter (which we never received). After months of phone calls and e-mails, we spoke with our attorney, who advised us to file a records' request from the city. We did this on September 30th, and received the records copies on October 2nd. In the meantime, our attorney contacted the City Attorney's office (Joe Vorndran) and asked about the certified letter. When Mr. Vorndran looked in his files, he realized they'd never received the green postal card back stating we'd either received or rejected the letter. He explained to our attorney (Jim Marshall of Hensen & Marshall) that he wanted to work with us to find a solution. He further explained that he would send Mr. Marshall some samples of "variances" that could be submitted to OMMA in place of the Certificate of Compliance. Mr. Marshall has not yet received said samples. Mr. Marshall recommended we call OMMA to determine our best course of action to ensure our license renewal doesn't lapse. Today, my husband contacted OMMA and spoke to a gentleman about our issue. He explained that if we submitted all of our documentation, including this explanation of where things stand with **PHARM+HOUSE** and the City of Shawnee, we would have 30 days to work on a solution (see list of proposed changes for compliance on next page).

Attached are the documents I received from my records' request with the City of Shawnee. We are working hard to ensure we remain compliant and follow all OMMA rules. We hope you will notify us if additional information is needed. For now, I will submit our renewal application and we will continue working with the City of Shawnee.

Thank you,

Jayne S. Grissom – Registered Agent
PHARM+HOUSE, Inc.

PHARM+HOUSE plans to address the Variance Request by:

- **Securing the containers to the ground with anchors secured with concrete piers**
- **Affidavit showing that property owners approve said Variance Request**
- **Ensuring the containers remain electronically connected to a Security system (provided and monitored by H&H Alarm)**
- **Installing Back-Flow Preventer from main building to containers**
- **Installing security/privacy fencing around containers to ensure neighborhood aesthetics and better security of MMJ product being grown.**

PHARM+HOUSE, Inc.

Sales Tax Paid

MMJ Tax Paid

Period	Shawnee	Pott. County	OK State	Total	Period	OK State
May'19	\$ 363.59	\$ 155.31	\$ 467.48	\$ 986.38	May'19	\$ 708.19
Jun'19	\$ 1,347.65	\$ 575.64	\$ 1,732.69	\$ 3,655.98	Jun'19	\$ 2,492.77
Jul'19	\$ 1,320.47	\$ 564.03	\$ 1,708.06	\$ 3,592.56	Jul'19	\$ 2,577.61
Aug'19	\$ 1,341.28	\$ 572.92	\$ 1,724.50	\$ 3,638.70	Aug'19	\$ 2,501.45
Sep'19	\$ 962.19	\$ 410.99	\$ 1,237.10	\$ 2,610.28	Sep'19	\$ 1,770.30
Oct'19	\$ 1,511.09	\$ 645.45	\$ 1,942.84	\$ 4,099.38	Oct'19	\$ 3,000.34
Nov'19	\$ 1,503.01	\$ 642.00	\$ 1,932.44	\$ 4,077.45	Nov'19	\$ 2,986.41
Dec'19	\$ 1,570.34	\$ 670.76	\$ 2,019.00	\$ 4,260.10	Dec'19	\$ 3,081.26
Jan'20	\$ 1,635.00	\$ 698.38	\$ 2,102.15	\$ 4,435.53	Jan'20	\$ 3,396.05
Feb'20	\$ 1,639.15	\$ 700.15	\$ 2,107.48	\$ 4,446.78	Feb'20	\$ 3,217.27
Mar'20	\$ 1,403.64	\$ 599.55	\$ 1,804.68	\$ 3,807.87	Mar'20	\$ 2,803.64
Apr'20	\$ 1,791.17	\$ 765.08	\$ 2,302.93	\$ 4,859.18	Apr'20	\$ 3,587.57
May'20	\$ 1,733.47	\$ 740.44	\$ 2,228.74	\$ 4,702.65	May'20	\$ 3,357.76
Jun'20	\$ 1,435.95	\$ 613.35	\$ 1,846.22	\$ 3,895.52	Jun'20	\$ 2,788.73
Jul'20	\$ 1,453.72	\$ 620.95	\$ 1,869.07	\$ 3,943.74	Jul'20	\$ 2,822.40
Aug'20	\$ 1,367.95	\$ 584.31	\$ 1,758.79	\$ 3,711.05	Aug'20	\$ 2,675.26
Sep'20	\$ 1,494.93	\$ 638.55	\$ 1,922.05	\$ 4,055.53	Sep'20	\$ 2,917.39
Totals:	\$ 23,874.60	\$ 10,197.86	\$ 30,706.22	\$ 64,778.68	Total MMJ	\$ 46,684.40

**Variance Request for Grow
GAAA-VYKN-DIMU**

Contractors Invoice

WORK PERFORMED AT:

TO:

Vic
1610 N Harrison

Deep South Fencing

DATE

11-2-2020

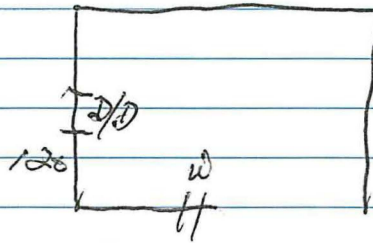
YOUR WORK ORDER NO.

997-9677

OUR BID NO.

7406308

DESCRIPTION OF WORK PERFORMED



6 ft white Chainlink
3" Corros
2 1/2" Line 9 gauge

308 LF

\$7,552.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____

Month

Day

Year

in accordance with our ☐ Agreement ☐ Proposal

No. _____ Dated _____

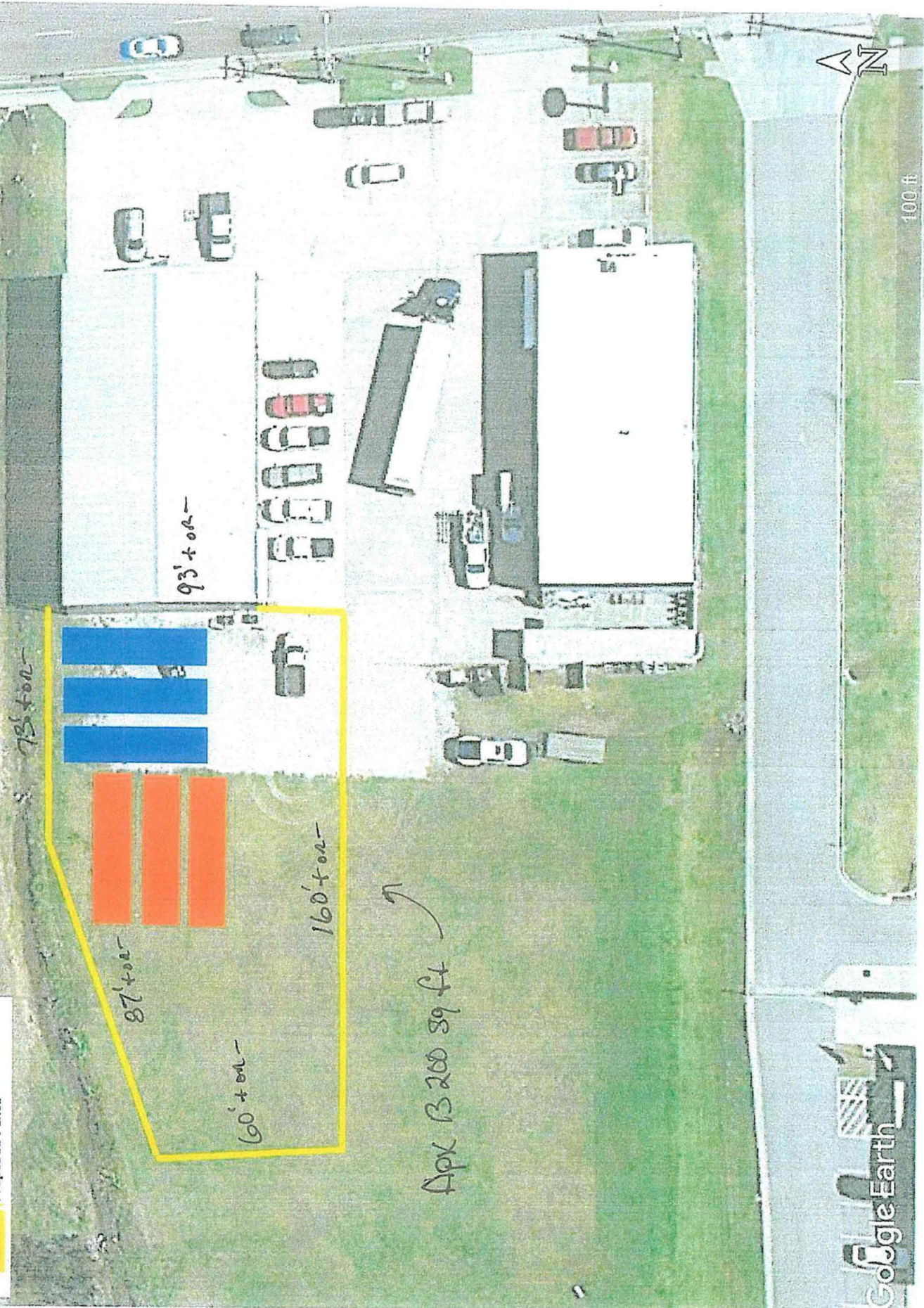
Month

Day

Year

- Legend**
- Existing Trailers
 - Additional Trailers
 - Proposed Fence

PHARM+HOUSE, Inc.
1610 N. Harrison St.
Shawnee, OK 74804



100 ft



Untitled Map

Write a description for your map.

Legend

Google Earth

100 ft



Parcel: 0000-07-010-004-0-055-00
11/18/2020 9:43:42 AM

ID: 10674

Pottawatomie County Report

Property Owner

Name: HUB & CAR PROPERTIES LLC

Mailing Address: 1602 N HARRISON
SHAWNEE, OK 74804

Type: (CI) Comm. Impr.

Tax District: (93SHA) Shawnee SD

Millage Rate: 104.41

Property Information

Physical Address: 1610 N HARRISON SHAWNEE

Subdivision: Rural (No Addition)

S-T-R: 07-010-04

Size (Acres): 1.71

Legal: See *Extended Legal*

Extended Legal

93-SU BEG 924.3'N & 40'W SE/C SE N100.7' W447.5' S205' E280.5' N104.3' E167' POB

Market and Assessed Values

	Taxable Market Value	Full Assessed (12.00% Market Value)
Land	102,600	12,312
Building	298,292	35,795
Totals	400,892	48,107
Exemptions		-0
Net Assessed		\$48,107

Taxes

Estimated Taxes:	5,023	Note: Tax amounts are estimates only. Contact the county treasurer for exact amounts.
Exemptions:	0	

Land

Land Use	Size	Units
Land-(6)	1.71	AC
Total	1.71	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/24/2013	2013	12398	Warr. Deed	150.00	\$100,000	HUB & CAR PROPERTIES LLC	N/A	N/A
5/3/2010	2010	6046	Warr. Deed	371.25	\$247,500	ACME GLASS COMPANY	N/A	N/A

Details for Commercial Card 1

Number of Units: 0	Total Floor Area: N/A
Site Work: N/A	Floor Cover: N/A
Foundation: O1	Ceilings: N/A
Floor Structure: N/A	Interior Finish: O2

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SMITH BROTHERS

ABSTRACT

118 N. Broadway Avenue

Shawnee, OK 74801

Phone: (405)273-9820 Fax: (405)273-9813

State of Oklahoma
County of Pottawatomie

} SS

SPECIAL CERTIFICATE

IN RE: A tract of land in the Southeast Quarter (SE/4) of Section Seven (7), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, further described as commencing at the Southeast Corner of said Southeast Quarter; thence N01°20'54"W along the East line of said SE/4 a distance of 924.30 feet; thence S88°10'03"W a distance of 40.00 feet to the Point of Beginning; thence N01°20'54"W and parallel to the East line of said SE/4 a distance of 100.70 feet; thence S88°10'03"W a distance of 447.50 feet; thence S01°20'54"E and parallel to the East line of said SE/4 a distance of 205.00 feet; thence N88°10'03"E a distance of 280.50 feet; thence N01°20'54"W and parallel to the East line of said SE/4 a distance of 104.30 feet; thence N88°10'03"E a distance of 167.00 feet to the Point of Beginning.

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

NAME AND ADDRESS

LEGAL DESCRIPTION

Still Ville Properties Corp
601 S. Washington
Stillwater, OK 74074

BEG 500'N SE/C SE S100' W228' N100' E228' POB

Wall Family, LLC
PO Box 1247
Shawnee, OK 74802

WALL FAMILY LLC ADDITION BLK 1 LOT 1

Acme Glass Company
1602 N Harrison
Shawnee, OK 74804

BEG 820' N SE/C SE/4 N104.3 W207' S104.3' E207'
POB LESS .03 AC DESCRIBED AS BEG 820.16'N SE/C
SE/4 N205' W7' S205' E7' POB

Jacklyn Dinsmore
2707 Legacy Pl
Shawnee, OK 74804

93-SU BEG 1025'N SE/C SE W496.5' N333' E235' S193'
E261.5' S140' POB LESS .49AC REC 2007-20600

Pachyderm Properties, LLC
70 E Long Lake Rd
Bloomfield Hills, MI 48304

93-SU BEG 1165'N SE/C SE N102.5' W261.5' S102.5'
E261.5' POB

Gary Grossman and Bonnie Grossman
22 E Midland St
Shawnee, OK 74804

93-SU BEG 1267.47'N SE/C SE/4 W496.5' N90.53'
E235' N4.47' E261.5' S95' POB

Bergen Real Estate, LLC
1529 24th Ave SW
Norman, OK 73072

Dong's Property, LLC
1710 N Harrison
Shawnee, OK 74804

Hunter Grace, LLC
PO Box 1466
Oklahoma City, OK 73101

Harrison Business Park, LLC c/o Southstar P.M. Inc
7831 SE Stark St., Ste. 103
Portland, OR 97215

David H Mills and Clara V Mills
928 E Wilson
Shawnee, OK 74802

George D Williamson MD Inc
5087 E Highway 22
Hamilton, TX 76531

93-SU BEG 1362.5'N & 325'W OF SE/C SE N255'
W564.80' SE258.3' E511.60' POB LESS .24A DESC AS
BEG 1472.40'N & 325'W SE/C SE W95' S110' E95'
N110' TO POB

93-SU BEG 1362.5'N SE/C SE N109.9' W325' S110' E9'
N0.10' E316' POB. & BEG 1472.40'N & 325'W OF SE/C
W95' S110' E95' N110' POB

27-SU BEG 1287'N SW/C SW E460' N97.5' W460'
S97.5' POB

27S BEG 690'N SW/C SW E304' N597' W304' S597'
POB

BEG 660'N & 638'E SW/C SW N640' E522' S640' W522'
POB & BEG 660' N SW/C E 471.5' N262.4' E166.5
N377.6' W333' S597.5' W305' S30' POB LESS BEG
Y60' N1*20'54" & E 346.64' OF SW/C SW TH N 226.48'
S 89* 120.51' S 226.88' W 124.86' POB

93-SU BEG 505'N SW/C SW E146.93' N155' W146.93'
S155' TO POB

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma,
this 7th day of December, 2020 at 07:00 AM.

ATTEST:



David Thrailkill,
Abstractor License No.: 3211

Smith Brothers Abstract & Title Co., LLC



Kristy C. Clark
President
Abstractor License No.: 1725

PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



PHONE: (405) 878-1616
FAX: (405) 878-1587

516365

ZONING BOARD OF ADJUSTMENT
PROJECT NO. _____ CASE NO. _____

NAME OF PROPERTY OWNER: Hub and CAR L.P.

ADDRESS: 1602 N. HARRISON

CITY: Shawnee STATE: OKLA ZIP CODE: 74804

TELEPHONE: (405) 833-6392 405-878-0010

APPLICANT'S NAME: Vic Gussom

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] ^{TENANT} ~~SALE~~ ☒ **AGENT** ☐

APPLICANT'S ADDRESS: 51550 MOCCASIN TRAIL RD.

CITY: PRAGUE STATE: OK ZIP CODE: 74864

TELEPHONE: (405) 997-9677

(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

PROPERTY LOCATION (ADDRESS): 1610 N HARRISON

LEGAL DESCRIPTION: (SEE TAX RECEIPT)

(DIMENSIONS OF PROPERTY) AREA: 1.71 ACRES WIDTH: _____

LENGTH: _____ FRONTAGE: 104.3

CURRENT ZONING: _____ CURRENT USE: _____

VARIANCE REQUESTED: SEE letter to OMMA, dated 10/14/20,
along with List of modifications.

APPLICATION, OWNERSHIP LISTING AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this ____ day of, ____ 20____.

FILING FEE: \$90.00

RECEIPT NO: _____

ZBOA DECISION: _____

ZONING BOARD OF ADJUSTMENT SECRETARY



PHARM+HOUSE Processing Dept.
Extraction Processes
(Re: Building Plan d. & e.)

At PHARM+HOUSE, we utilize a chemical-free process to create four products:

- Hash
- Moon Rocks
- Pre-rolls (regular or specialty)
- Rosin

Hash (or Kief)

Manual dry ice sieving results in very little mess, doesn't involve explosive chemicals, or require expensive machinery. It is one of the fastest and simplest way to extract/remove THC, terpenes and cannabinoids from dried mature flower and leaves. The resulting product is known as kief. Kief can be sold as Hash (kief pressed into a ball or cube), or sold "as is", which appears to be a light brown powder. It can be sprinkled in coffee (for patients who do not wish to smoke cannabis), or used to enhance other products, like Rocket Rolls or Moon Rocks.

Moon Rocks

A Moon Rock is simply a cannabis flower bud, dipped in **distillate** and then rolled in **kief**.

Distillate is a highly potent, pure, odorless oil extracted from cannabis flower using chemicals and full extraction equipment. PHARM+HOUSE does not utilize any flammable substances in our processing department. Instead, we purchase distillate from a local Processor Oklahoma Pure.

Pre-Rolls

Regular pre-rolls (or joints) are made using a paper cone and regular cannabis flower that has been through a manual grinder. The ground flower (1 gr.) is packed into the paper cone and sealed by twisting the top end of the cone. The pre-roll is then placed in a child-proof pop top container and labeled for sale. Similar to a regular pre-roll, our **Specialty** pre-rolls (known as Rocket Rolls) begin with a Moon Rock, which is ground into a packable consistency. That flower is packed into the paper cone and sealed by twisting the top end of the cone. The cone is then hand brushed with distillate, then rolled in kief.

Rosin

Cannabis flower is placed in an electric press and pressed until it produces a potent, solventless concentrate. This concentrate can be used in a vape cartridge, pipe or dab rig.

Processing Equipment

- Rosinbomb – M60 Press
- Bubble Bag Dude – sieve bags



PHARM+HOUSE Processing Dept.
List of Fertilizers/Chemicals
 (Re: Building Plan b.)

Fertilizers	Chemicals
Big Grow – 5 gallons	Procidic – 1 gallon
Grow Big – 5 gallons	Pyganic – 1 gallon
Big Bloom – 5 gallons	ECO-1 40 – 2.5 gallons
Bush Doctor Bembe – 2 gallons	Tritek – 2.5 gallons
Marine Cuisine – 4 lbs.	Double Nickel – 2.5 gallon
Bush Doctor Fish Fertilizer – 32 oz.	AzaSol – 1 gallon
MiracleGro Liquifeed – 1 pt.	Venrate – 2.5 gallons
Earth Juice – 32 oz.	Conserve SC – 1 qt.
Bush Doctor Boomerang – 32 oz.	OptiDura – 1 gallon
Bush Doctor Fungicide – 32 oz.	M-Pede – 1.5 gallon.
Dramatic Organic – 1 gallon	
HiBrix Molasses – 1 gallon	
Grow Science Organics – 1 gallon	
Bush Doctor Sledgehammer – 32 oz.	
MiracleGro Shake & Feed – 4.5 lbs.	
Fox Farm Cal-Mag – 1 gallon	

Miscellaneous Information

- Building Plan h. – How much cannabis storage will be onsite? **30 lbs.**
- Mechanical f. - Charcoal filters have been ordered – scheduled for delivery between May 1st and May 5th.



www.ShawneeOK.org

**COMMERCIAL
MEDICAL
MARIJUANA
APPLICATION**

Planning Office
405-878-1616
222 N Broadway Ave
Shawnee OK 74801-6917
FAX: (405) 878-1587
Inspections@shawneeok.org

DATE RECEIVED

5-22-19

PERMIT NO.

033680

NEW BUSINESS NAME

PharmHouse

ST515156071-06
STATE TAX #

BUSINESS ADDRESS

1610 N HARRISON

ZIP

74804

BUSINESS PHONE#

405-997-9677

FAX #

STATE MEDICAL MARIJUANA ID#

GAAA-VYKN-DIMU

ESTABLISHMENT TYPE:



Growing Facility



Retail Dispensary



Wholesaler



Processing Facility



Packager



Research Facility*

PROJECTED OPENING DATE

5-19-19

CONTACT NAME

Vic Grissan

CONTACT ADDRESS

51550 MACCASM CITY PRATUE

STATE

OK

ZIP

74862

CONTACT#

405-997-9677

A Permit will not be granted to any applicants where the proposed location would be located within 1,000 feet, measured from property line to property line, of any of the following uses:

- private or public preschool, elementary, middle, high school, secondary, vocational or trade school, college or university;
- any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation or treatment center;
- any commercial daycare facilities

APPLICANT'S SIGNATURE

[Signature]

DATE

5-22-19

☒ CITY APPROVAL ☐ DENIAL

DATE

5-23-2019

ZONING C-3 (see page 2 for permitted zones for commercial medical marijuana firms)

PERMIT FEE

\$100.00

CASH/CREDIT CARD/CHECK#

1033

ISSUED DATE

5-26-19

ISSUE BY

REVISED 2018

*Requires approval for a conditional use permit before an application can be submitted if in zones C-3 and C-4

License 033404

Issued To PHARM & HOUSE INC

Period 02/14/2019 - 02/13/2020

License Code

MARIJ-1

COM MARIJUANA DISPENSARY

General Fees Information Comments History Footprint

Licensee Information

Attention

Address

PO BOX T
PRAGUE, OK 74864-0000

Business Information

Business Class

BUS

Business

Report Code

453998

MARIJUANI STORES, M

Contractor

2nd contact

Property Address

1610 N HARRISON AVE

City Limits

☒ Inside☐ Outside

Exceptions

License Details

Active - Paid

Origination Date

2/14/2019

Effective Date

2/14/2019

Expiration Date

2/13/2020

Termination

Renewed Date

Printed Date

5/29/2019

Balance

0.00

Pending Activity

0.00

WORKPHONE

405-229-1369

CELLPHONE

405-229-1369

STL

☐ Edit This Record

Exit

View

kelly.gibson

Project # 190151

Next Project #

Property

1610

N HARRISON AVE

Description

OCCUPANCY PERMIT

Issued to

PHARM & HOUSE INC

General

Segments

Financial

Property Info

Information

Comments

History

Footprint

Conditions

Description

Project Mailing Address

Attention

Address

PO BOX T
PRAGUE, OK 74864

General Contractor

☒ Owner☐ Contractor

Project Type

OTHER

OTHER PERMITS

Dwelling Type

Public

Square Footage

Units

Project Details

Complete

Applied Date

2/14/2019

Issued Date

2/20/2019

Expires Date

12/31/2099

Completion Date

2/21/2019

Balance

0.00

Pending Activity

0.00

Securities

0.00

CELLPHONE

405-229-1369



www.ShawneeOK.org

COMMERCIAL MEDICAL MARIJUANA APPLICATION

Planning Office

405-878-1616

222 N Broadway Ave
Shawnee OK 74801-6917

FAX: (405) 878-1587

Inspections@shawneekok.org

DATE RECEIVED 7-15-19

PERMIT NO. 033710

NEW BUSINESS NAME PHARM + HOUSE STATE TAX # STS-15156071-06

BUSINESS ADDRESS 1610 N. HARRISON ST. ZIP 74804

BUSINESS PHONE # 405-878-1309 FAX # 866-552-8368

STATE MEDICAL MARIJUANA ID# PAAA-VKM6-18LH

ESTABLISHMENT TYPE: ☐ Growing Facility ☐ Retail Dispensary ☐ Wholesaler
☒ Processing Facility ☐ Packager ☐ Research Facility*

PROJECTED OPENING DATE _____

CONTACT NAME Jayne Grissom

CONTACT ADDRESS 1610 N. HARRISON ST. CITY SHAWNEE

STATE OK ZIP 74804 CONTACT# 405-229-1369

A Permit will not be granted to any applicants where the proposed location would be located within 1,000 feet, measured from property line to property line, of any of the following uses:

- a. private or public preschool, elementary, middle, high school, secondary, vocational or trade school, college or university;
- b. any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation or treatment center;
- c. any commercial daycare facilities

APPLICANT'S SIGNATURE Jayne Grissom

DATE 7-15-19

☒ CITY APPROVAL ☐ DENIAL

DATE 7/16/2019

ZONING C-3 (see page 2 for permitted zones for commercial medical marijuana firms)

PERMIT FEE \$100.00
CASH/CREDIT CARD/CHECK# _____

ISSUED DATE KG
ISSUE BY 7-30-19

REVISED 2018

*Requires approval for a conditional use permit before an application can be submitted if in zones C-3 and C-4



CERTIFICATE OF COMPLIANCE FOR OMMA BUSINESSES

Instructions: This form is to be completed and submitted with the application or renewal of your OMMA business license. Your application or renewal will not be processed if the Certificate of Compliance is not completed and submitted.

Please visit [HERE](#) and type in the business address to determine whether the appropriate political subdivision to fill out and sign the form is the city or the county in which the business is located. After entering the address, the link provided will supply the information reflected in the EXAMPLE below. If the name of the city appears in the blank under the caption "City Name", then the city identified in the blank is the appropriate political subdivision to complete and sign the form. If the city name does not appear, but instead "UNINCORPORATED" appears in the blank under the caption "City Name", then the county is the appropriate political subdivision to sign and complete the form, and you should contact an appropriate county official, such as the Board of County Commissioners Chairperson.

EXAMPLE

Address Range	City	County Name	City Name
2000-2099	Midwest City	OK	Midwest City
1-999	Pottawatomie	OK	Pottawatomie

→ If "City Name" shows a city, please contact your city official(s).

→ If "UNINCORPORATED," contact your county as listed under "county name."

APPLICANT INFORMATION — PLEASE PRINT OR TYPE CLEARLY

(Choose one) ☐ NEW APPLICATION ☒ RENEWAL APPLICATION

License # (if applying for renewal) PAAA-VKmb-18LH

Business Name PHARM + HOUSE, INC.

License Type ☐ GROWER ☒ PROCESSOR ☐ DISPENSARY ☐ TRANSPORTER

Current Physical Street Address of Business 1610 N. HARRISON ST. City STAWNEE State OK Zip 74804

Mailing Address of Business (if different from above) _____ City _____ State _____ Zip _____
County in which Business is Located POTTAWATOMIE Email Address of Business jayne@grissomonline.com Phone Number of Business 405-878-1309

Name of Business Owner(s) separated by commas Vic Grissom, Jayne Grissom

CITY/COUNTY OFFICIAL INFORMATION — To be completed by the City or County Official

(Choose one) ☒ CITY ☐ COUNTY

Contact Name & Title Joseph Barker - Assistant City Planner

Email Address Joseph.Barker@stawneeok.gov Phone Number 405-878-1672

Date Completed _____

COMPLIANCE CERTIFICATIONS

Based upon information provided by applicant(s) to the political subdivision at this time.

1 The proposed uses satisfy the political subdivision's applicable zoning classifications and ordinances.

☒ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE: 3/11/2020

Joseph Borker

Printed Name of Official

Assistant City
Director

Title

Joseph Borker

Signature of Official

2 All applicable safety codes of the political subdivision are satisfied.

☐ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE:

Printed Name of Official

Title

Signature of Official

3 Any other applicable fire codes of the political subdivision have been satisfied.

☐ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE:

Printed Name of Official

Title

Signature of Official

4 All electrical, plumbing, waste (including environmental waste) codes required by the political subdivision have been satisfied.

☐ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE:

Printed Name of Official

Title

Signature of Official

5 All applicable building or construction codes of the political subdivision have been satisfied.

☐ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE:

Printed Name of Official

Title

Signature of Official

6 Any other ordinances/requirements of the political subdivision that are applicable at this time have been satisfied by the applicant.

☐ YES ☐ NO ☐ The political subdivision has no applicable codes for which to certify compliance at this time.

DATE:

If YES, Description
of Requirement:

Printed Name of Official

Title

Signature of Official

7 And see, as applicable, the additional information provided by the political subdivision attached here:

☐ YES The political subdivision provided additional attachments.

☐ NO The political subdivision did not provide additional attachments.



CERTIFICATE OF COMPLIANCE FOR OMMA BUSINESSES

Instructions: This form is to be completed and submitted with the application or renewal of your OMMA business license. Your application or renewal will not be processed if the Certificate of Compliance is not completed and submitted.

Please visit [HERE](#) and type in the business address to determine whether the appropriate political subdivision to fill out and sign the form is the city or the county in which the business is located. After entering the address, the link provided will supply the information reflected in the EXAMPLE below. If the name of the city appears in the blank under the caption "City Name", then the city identified in the blank is the appropriate political subdivision to complete and sign the form. If the city name does not appear, but instead "UNINCORPORATED" appears in the blank under the caption "City Name", then the county is the appropriate political subdivision to sign and complete the form, and you should contact an appropriate county official, such as the Board of County Commissioners Chairperson.

EXAMPLE

Address Range	City Name	County Name
1000-1099	Midwest City	POTTAWATOMIE
1-99	Unincorporated	POTTAWATOMIE

→ If "City Name" shows a city, please contact your city official(s).

→ If "UNINCORPORATED," contact your county as listed under "county name."

APPLICANT INFORMATION — PLEASE PRINT OR TYPE CLEARLY

(Choose one) ☐ NEW APPLICATION ☒ RENEWAL APPLICATION

License # (if applying for renewal) DAAA - NY 89 - APM 1

Business Name PHARM+HOUSE, INC

License Type ☐ GROWER ☐ PROCESSOR ☒ DISPENSARY ☐ TRANSPORTER

Current Physical Street Address of Business 1610 N. HARRISON ST. City SHAWNEE State OK Zip 74804

Mailing Address of Business (if different from above) City State Zip
County in which Business is Located POTTAWATOMIE Email Address of Business jayne@grissomonline.com Phone Number of Business 405-878-1309

Name of Business Owner(s) separated by commas Vic Grissom, Jayne Grissom

CITY/COUNTY OFFICIAL INFORMATION — To be completed by the City or County Official

(Choose one) ☒ CITY ☐ COUNTY

Contact Name & Title Joseph Barker - Assistant City Planner

Email Address Joseph.Barker@shawneeok.org Phone Number 405-878-1672

Date Completed

COMPLIANCE CERTIFICATIONS

Based upon information provided by applicant(s) to the political subdivision at this time.

1 The proposed uses satisfy the political subdivision's applicable zoning classifications and ordinances.

☒ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE: 3/11/2020
Joseph Barker		Assistant City Manager	Joseph Barker
Printed Name of Official		Title	Signature of Official

2 All applicable safety codes of the political subdivision are satisfied.

☐ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE:
Printed Name of Official		Title	Signature of Official

3 Any other applicable fire codes of the political subdivision have been satisfied.

☐ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE:
Printed Name of Official		Title	Signature of Official

4 All electrical, plumbing, waste (including environmental waste) codes required by the political subdivision have been satisfied.

☐ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE:
Printed Name of Official		Title	Signature of Official

5 All applicable building or construction codes of the political subdivision have been satisfied.

☐ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE:
Printed Name of Official		Title	Signature of Official

6 Any other ordinances/requirements of the political subdivision that are applicable at this time have been satisfied by the applicant.

☐ YES	☐ NO	☐ The political subdivision has no applicable codes for which to certify compliance at this time.	DATE:
If YES, Description of Requirement:			
Printed Name of Official		Title	Signature of Official

7 And see, as applicable, the additional information provided by the political subdivision attached here:

☐ YES The political subdivision provided additional attachments.	☐ NO The political subdivision did not provide additional attachments.
---	---



Project #	190151	Next Project #		Description
Property	1610	N HARRISON AVE		Issued to

General Segments Financial Property Info Information Comments History Footprint Conditions

Segments

- [-] Z-OCCUP - OCCUPANCY PERMIT
 - [+] OCCUPANCY BUILDING CHECK
 - [+] OCCUPANCY BUILD CK
 - [-] PRINT OCCUPANCY CERT

OCCUPANCY BUILDING CHECK - A

Status APPROVED

Incident Information

Description Z-OCCUPANCY

Origination 2/14/2019

Resolution APPROVED

Current Task Information

Description OCCUPANCY



Community Development

LOCATION: 1610 N Harrison
PROJECT: Pharm House
CONTACT: *Jayne Grissom*
REVIEW DATE: March 27, 2020

Planning office / Inspector
405-878-1666 214-5001

PRELIMINARY REVIEW

Building Plan

- a. Shipping containers are not a permanent structure to be use for grow rooms
- b. Provide amount of fertilizer or any other chemical used to grow with to be stored
- c. Walls must be made with non-absorbing material
- d. Provide processing process
- e. Equipment for extraction process must be listed
- f. Must have gas detection system complying with the fire code in grow rooms with carbon dioxide enrichment process
- g. Must have hazard identification signs where co2 process is located
- h. Provide how much cannabis storage will be onsite
- i. Must obtain permit for building ,electrical, mechanical or plumbing work Prior to doing work

Electrical Plan

- j. All receptacles and wire that are located within 6ft water or wet/damp area must be gfci protected. Grow rooms are wet/damp
- k. All lights ,boxes, cords and cables , luminaires, raceways and enclosures must be listed dampproof
- l. Provide panel board calculations for all lights, receptacles and appliances
- m. Flexible cords from grow lights must have strain relief if hang from above
- n. Extension cords are not approved method for devices

- o. Fill any open holes on boxes and panels
- p. Label panel
- q. Must have light for egress landings
- r. Electrical may have to meet hazards location requirements in the 2014 NEC depending on the process in each location

Plumbing plan.

- a. Provide back flow preventer to grow irrigation
- b. Must keep water lines from freezing outdoors to grow
- c. All bath room fixtures must work

Mechanical

- a. Must meet all 2015 IMC requirements
- b. Must meet thermal envelope requirements
- c. Hazardous exhaust may be require where processing is being done
- d. Provide location of exhaust
- e. Provide ventilation rates at a minimum of 0.06 cfm/ft²a
- f. Provide odor mitigation
- g. Provide the lower flammable limit that is expected in the rooms
- h. Provide how much co₂ is being use in the grows
- i. Provide humidity control

Kevin Moore

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 6, 2020 6:49 PM
To: Kevin Moore
Cc: Kevin Mathews
Subject: Re: Pharm House inspection

Categories: Red Category

Let's try to talk via
Phone tomorrow. Thanks

Sent from my iPhone

On Apr 6, 2020, at 6:30 PM, Kevin Moore <Kevin.Moore@shawneeok.org> wrote:

we are not meeting the public until after April 30th if you would like to email me the things you do not understand and I will try to help you that way or we can do a phone call tomorrow if you would like to do that . sorry for any inconvenience

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 6, 2020 3:10 PM
To: Kevin Moore <Kevin.Moore@shawneeok.org>
Cc: Kenny Wiseman <Kenny.Wiseman@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>; Kevin Mathews <kevin@pharmhouseok.com>
Subject: RE: Pharm House inspection

Hello Kevin,
Would it be possible for us to schedule some time to discuss items on your list? There are several items that we don't understand, or might change should you understand more clearly what we're doing. Please let me know what day/time would work best for you. Thank you.

Jayne Grissom
PHARM+HOUSE

From: Kevin Moore [mailto:Kevin.Moore@shawneeok.org]
Sent: Friday, March 27, 2020 1:08 PM
To: jayne@grissomonline.com
Cc: Kenny Wiseman <Kenny.Wiseman@shawneeok.org>; Rebecca Blaine <Rebecca.Blaine@shawneeok.org>
Subject: Pharm House inspection

Here is your inspection report

Kevin Moore

From: Kevin Moore
Sent: Monday, April 13, 2020 1:23 PM
To: Jayne Grissom
Subject: RE: Status of Containers?

Callback or email

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 13, 2020 1:21 PM
To: Kevin Moore <Kevin.Moore@shawneeok.org>
Subject: Re: Status of Containers?

Are you waiting for a callback? I'm not sure what you'll be receiving.

Sent from my iPhone

On Apr 13, 2020, at 1:14 PM, Kevin Moore <Kevin.Moore@shawneeok.org> wrote:

I have not received anything yet

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 13, 2020 11:54 AM
To: Kevin Moore <Kevin.Moore@shawneeok.org>
Subject: Status of Containers?

Good morning Kevin,
I'm anxiously awaiting information from you regarding the containers. Last week, you indicated you would be calling your supervisor to get an answer. Again, we're working with OMMA on our license renewal, so a quick response would be appreciated. Thank you.

Jayne S. Grissom | **PHARM+HOUSE, Inc.**
405.229.1369

Kevin Moore

From: Kevin Moore
Sent: Monday, April 13, 2020 1:14 PM
To: Jayne Grissom
Subject: RE: Status of Containers?

I have not received anything yet

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 13, 2020 11:54 AM
To: Kevin Moore <Kevin.Moore@shawneeok.org>
Subject: Status of Containers?

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Jayne S. Grissom | **PHARM+HOUSE, Inc.**
405.229.1369

Kevin Moore

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Monday, April 13, 2020 1:21 PM
To: Kevin Moore
Subject: Re: Status of Containers?

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On Apr 13, 2020, at 1:14 PM, Kevin Moore <Kevin.Moore@shawneeok.org> wrote:

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Jayne S. Grissom | **PHARM+HOUSE, Inc.**
405.229.1369

Kevin Moore

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Thursday, May 7, 2020 9:08 AM
To: Kevin Moore
Subject: Certificates and Fire Inspection

Categories: Red Category

Hi Kevin,
Wondering when we might see the fire inspectors? And, will you be emailing my Certificates of Compliance, or will I need to come by the City Planning office? Thank you for your help with our inspection.

Jayne S. Grissom | **PHARM+HOUSE, Inc.**
405.229.1369

Kevin Moore

From: Kevin Moore
Sent: Thursday, May 7, 2020 11:16 AM
To: Jayne Grissom
Subject: RE: Certificates and Fire Inspection

Categories: Red Category

Jayne ,

After speaking with my supervisor and are attorney , we will be holding up the dispensary compliance certificate until the violation of the grow has been address with a time line . To set up a meeting or to discuss the violation with my supervisor you can call 878-1666 or email Rebecca. Blaine@shawneeok.com

From: Jayne Grissom <jayne@grissomonline.com>
Sent: Thursday, May 7, 2020 9:08 AM
To: Kevin Moore <Kevin.Moore@shawneeok.org>
Subject: Certificates and Fire Inspection

Hi Kevin,
Wondering when we might see the fire inspectors? And, will you be emailing my Certificates of Compliance, or will I need to come by the City Planning office? Thank you for your help with our inspection.

Jayne S. Grissom | **PHARM+HOUSE, Inc.**
405.229.1369