

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

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

DATE:

TIME:

PLACE OF MEETING:

01/05/2022

1:30 P.M.

Commission Chambers
City Hall, 9th & Broadway
Shawnee, OK 74802-1448

To be completed by person filing notice:

NAME: Rachel Clyne

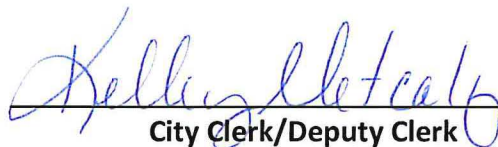
TITLE: City Planner

ADDRESS: 222 N. Broadway Ave.
Shawnee, OK 74801

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 1:43 a.m. /p.m. on 12/30/2021

SIGNED:


City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 12-30-2021

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Kelley Metcalf

AGENDA
PLANNING COMMISSION of SHAWNEE, OK
Regular Meeting
January 5, 2022 at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on December 1, 2021.
3. Consideration of approval of the minutes from a special meeting of the Shawnee Planning Commission on December 7, 2021.
4. *Case No. RZ01-22* -- Public hearing and consideration of a request to rezone one-acre of property located at 1011 E. Farrall Street from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District).
Applicant: Paula Lauderdale
5. Discussion of Commissioner availability for workshops to discuss Short-term Rentals
6. City Planner's Report
7. Commissioners' Comments
8. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: December 1, 2021

DRAFT Minutes

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 1, 2021, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Johnson, Deem, Reese

Absent: Loftis-Walton, Rowell

Chair Deem called the meeting to order. City Planner, Rachel Clyne, called roll and stated there was a quorum. Chair Deem announced and introduced the new Planning Commissioner, Steve Reese.

Item 2. Approval of Minutes

Consideration of approval of the minutes from the regular meeting of November 3, 2021. Chair Deem asked the Planning Commissioners if there were questions or corrections to the minutes.

Commissioner Walker made a motion to Approve the minutes as presented, which was seconded by Commissioner Johnson.

Motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese

Nay: None

Abstain: None

Item 3. CUP03-21

Public hearing and consideration of a request for a zoning clarification and Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.

Case No. CUP03-21, Applicants: Grinnell and Rhodes families

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. At the September 1, 2021 regular meeting of the Shawnee Planning Commission, this application was recommended for deferral to the October 13, 2021 Planning Commission to gather more information on short-term rentals. At the September 14, 2021 City Commission meeting the application was deferred to the October 13, 2021 Planning Commission meeting. Due to a lack of a quorum, there was no Planning Commission meeting

on October 13, 2021.

Without the October 13, 2021 meeting, notification of a public hearing of the application previously submitted was set for the December 1, 2021 Planning Commission meeting. At the December 1st Planning Commission meeting, staff explained that the subject property has a lake lot lease, which states the property shall not be sublet. The application should not have accepted and processed as approval is not possible. Planning staff recommended the Planning Commission recommend denial of Case No. CUP03-21

Staff recommended that the Planning Commission recommend to the City Commission DENIAL of CUP03-21, for a Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.

Chair Deem open the public hearing. Rob Morris and Gary Rhodes expressed displeasure with the processing of the application. With no other speakers, the public hearing was closed.

Commissioner Walker made a motion to recommend DENIAL of Case No. CUP03-21 to the City Commission, which was seconded by Commissioner Deem. Following any discussion, the motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese

Nay: None

Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Item 4. PUD02-21 Public hearing and consideration of a request rezoning and a Planned Unit Development located at 1420 N. Harrison Avenue.
Case No. PUD02-21, Applicant: Terry Pollack, STP Solutions, Inc.

Chairperson Deem asked for a staff report. Planner Clyne provided information on the rezoning request for property is located at 1420 N. Harrison Avenue, which is southwest of the intersection of N. Harrison Ave. and E. Paine Street. The rezoning was from R-3 (Multi-family Residential District) to C-3 (Commercial Highway District) with a Planned Unit Development (PUD) zoning overlay for design standards.

Clyne explained a church currently sits on the property. The proposed PUD use would require demolition of the existing structure and the infill construction of a new commercial building. Red Rock Behavioral Health Services will operate the planned Adult Crisis and Urgent Recovery Clinic. The required submittals for compliance and completeness were reviewed by staff, and the documents were satisfactory.

Staff recommended that the Planning Commission recommend to the City Commission Approval of PUD02-21, which seeks to build an Adult Crisis & Urgent Recovery Clinic, to be operated by Red Rock Behavioral Health Services.

Chair Deem open the public hearing. Applicant, Terry Pollack, was present and available for questions. Steve Norwood, CEO for Red Rock Behavioral Services answered questions from the Commissioners. With no other speakers, the public hearing was closed.

Commissioner Walker made a motion to recommend Approval of Case No. PUD02-21 to the City Commission, which was seconded by Commissioner Johnson. Following any discussion, the motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Reese
Nay: None
Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Commissioner Reese advised Chair Deem he had to leave the meeting and left the Chambers.

Chair Deem announced there was no longer a quorum and no further action could be taken; she then adjourned the meeting at 2:06 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner

SPECIAL PLANNING COMMISSION MINUTES

DATE: December 7, 2021

DRAFT Minutes

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a special meeting on December 7, 2021, at 3:00 p.m., pursuant to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Loftis-Walton, Johnson, Deem, Reese, Rowell

Absent: *none*

Chair Deem called the meeting to order. City Planner, Rachel Clyne, called roll and stated there was a quorum. Chair Deem thanked everyone for attending the special call meeting of the Shawnee Planning Commission.

Item 2. PL06-21-21

Consideration of an application for Final Plat of the Hyatt Addition, Section 4 subdivision located near N. Harrison Ave. and E. 45th St.

Case No. PL06-21- Applicant: Richard Whitecotton for Cotton Homes, LLC

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located east of N. Harrison Avenue and south of E. 45th Street. The proposed subdivision has 6.57-acres with 26 lots and is zoned R-1 (Single-Family Residential District).

On February 12, 2020, the Shawnee Planning Commission voted unanimously to recommend conditional approval of the Preliminary Plat for Hyatt Addition, Section 4 subdivision to the City Commission. On February 18, 2020, the Shawnee City Commission voted for conditional approval of the preliminary plat.

Staff reviewed the Final Plat submittal of the Hyatt Addition, Section 4 subdivision. The requested changes, which included the conditions of the Preliminary Plat approval have been corrected. City Engineer, Seth Barkhimer, reviewed the Hyatt Addition, Section 4 and found it sufficient.

Staff recommended that the Planning Commission recommend to the City Commission Approval of PL06-21, for Final Plat of Hyatt Addition, Section 4 subdivision as presented.

Commissioner Loftis-Walton made a motion to recommend APPROVAL of Case No. PL06-21 to the City Commission, which was seconded by Commissioner Reese.
Following any discussion, the motion passed 6-0-0.

Aye: Walker, Loftis-Walton, Johnson, Deem, Reese, Rowell

Nay: None

Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Item 3. PL07-21 Public hearing and consideration of a request rezoning and a
Planned Unit Development located at 1420 N. Harrison Avenue.
Case No. PL07-21, Applicant: Stephen Landes for Landes Engineering, LLC

Chairperson Deem asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located west of N. Harrison Avenue and on the north side of Wolverine Road. The proposed subdivision has 48.81-acres with 8 lots. The current zoning is I-3 (Industrial Heavy District).

On January 6, 2021, the Shawnee Planning Commission voted unanimously to recommend conditional approval of the Preliminary Plat for the Wolverine Industrial Park subdivision to the City Commission. On January 19, 2021, the Shawnee City Commission voted for conditional approval of the preliminary plat.

Staff reviewed the Final Plat submittal of the Wolverine Industrial Park subdivision. The requested changes, which included the conditions of the Preliminary Plat approval have been corrected. City Engineer, Seth Barkhimer, reviewed the Wolverine Industrial Park and found it sufficient.

Staff recommended that the Planning Commission recommend to the City Commission Approval of PL07-21, for Final Plat of Wolverine Industrial Park subdivision as presented.

Commissioner Walker made a motion to recommend APPROVAL of Case No. PL07-21 to the City Commission, which was seconded by Commissioner Johnson.
Following any discussion, the motion passed 6-0-0.

Aye: Walker, Loftis-Walton, Johnson, Deem, Reese, Rowell

Nay: None

Abstain: None

It was announced the item would be heard at the December 20, 2021 City Commission meeting.

Item 4. Review and Approval of 2022 Planning Commission Meetings Calendar

City Planner Clyne explained that the proposed calendar for 2022 Planning Commission meetings was presented for review and approval. She noted that all meetings would be scheduled for the first Wednesday of each month with a 1:30 p.m. meeting time.

Commissioner Walker made a motion to APPROVE the 2022 Planning Commission Meetings Calendar as presented, which was seconded by Commissioner Loftis-Walton. Following any discussion, the motion passed 6-0-0.

Aye: Walker, Loftis-Walton, Johnson, Deem, Reese, Rowell

Nay: None

Abstain: None

Chair Deem adjourned the meeting at 3:04 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 01.05.2022 – City of Shawnee, Oklahoma

Staff Report – Rezoning Application RZ01-22 – 1011 E. Farrall Street

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: December 29, 2021

Subject: RZ01-22 – Staff Report - Request to rezone one-acre of property located at 1011 E. Farrall Street from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District).

It is requested that the following information be given formal consideration by the Shawnee Planning Commission at its regular meeting of January 5, 2022.

Background

The subject property located at 1011 E. Farrall Street is six-acre parcel. This application is a request for the northern one-acre to be rezoned from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District). Currently, a single-family residence is located on that one-acre. The intention is to split the lot in the future. Since land zoned A-1 (Rural Agricultural District) must be a minimum of five-acres, this rezoning prepares the property for that future split.

Discussion

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *“...be amended, supplemented, changed, modified or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change.”* Proper notices of a public hearing were done for this application. The 2040 Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property as a Medium Density Residential land use designation, which is compatible with R-1 zoning.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission APPROVAL of RZ01-22, a request to rezone one-acre of property located at 1011 E. Farrall Street from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District) to be heard at the January 18, 2022 City Commission meeting at 6:00pm.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	<u>RZ 01-22</u>
Project Number:	<u>20211058</u>
Date Filed:	<u>11/24/21</u>
<u>[Signature]</u> Planning Commission Secretary	

REQUEST:

☒ Rezoning
☐ Conditional Use Permit
☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A-1 District to R-1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1011 E Farrall

LEGAL DESCRIPTION: See Attached

PROPERTY OWNER (S): Randy & Paula Lauderdale

PROPERTY AGENT (APPLICANT): Paula Lauderdale

APPLICANT'S ADDRESS: 503 Pool Place

CITY: Shawnee STATE: OK ZIP: 74801

EMAIL ADDRESS: PJL74801@yahoo.com

TELEPHONE NUMBER: (405) 834 3054 CONTACT NUMBER: (405) 834-3054

DIMENSIONS OF PROPERTY: AREA: 1-acre WIDTH: _____
LENGTH: _____ FRONTAGE: 208'

CURRENT ZONING: A-1 CURRENT USE: SF 14

PROPOSED ZONING: R-1 PROPOSED USE: SF 14

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Paula Lauderdale
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. 943 \$330.00
PLANNED UNIT DEVELOPMENT FEE \$ 550.00
NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

Rezoning Request

1011 E Farrall

I am requesting to change the current zoning of the property of 1011 E Farrall from Agriculture to Residential one for one acre where the current house is located and 5 acres would remain agriculture zoning. See land survey attached.

This property has been in my family for over 50 years. I would like to make some positive improvements to the land and property with landscaping and building a new house for my daughter's family on the 5 acres zoned agriculture and long- term plans would be to remodel / rebuild the current house at 1011 E Farrall for my retirement home.

Current zoning of 6 acres agriculture does not allow for building two homes. Rezoning will allow building two homes.

Thank you.

Paula Lauderdale

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) §:

By: Julie Jordan
Julie Jordan
Abstractor License No. 4071
OAB Certificate of Authority # 017
File No. 2688956-OK99

OWNERSHIP LIST

ORDER NO 2688956-SH99

DATE PREPARED: November 2, 2021

EFFECTIVE DATE: October 26, 2021 at 7:30 am

OWNER	LOT	BLK	ADDITION
LAUDERDALE PAULA J & RANDY D 1011 E FARRALL SHAWNEE, OK 74801-0000			BEG 577'E NW/C SW SW E295' S TO RR R/W TO PT 33'E SE/C OF GROVE ADD. N855' POB. (20-10N-4E)
COKER JASON & GLENDA E 911 E BENTLEY SHAWNEE, OK 74801-0000		3	GROVE
COKER JASON & GLENDA E 911 E BENTLEY SHAWNEE, OK 74801-0000	17 & 18	3	GROVE
JIM HARVEY JR & VIOLA 909 E BENTLEY SHAWNEE, OK 74801-0000	14 THRU 16	3	GROVE
WHITLEY GLENNA & OR JOHNNY 907 E BENTLEY SHAWNEE, OK 74801-0000	12 & 13	3	GROVE
COLLIER JOHNNIE D & OR TAMARA 905 E BENTLEY SHAWNEE, OK 74801-0000	10 & 11	3	GROVE
MCPHERSON TINA 912 E BENTLEY SHAWNEE, OK 74801-0000	26 THRU 31	2	GROVE
ARZOLA GREGORIO & C 906 E BENTLEY SHAWNEE, OK 74801-0000ARMEN	32 THRU 34	2	GROVE
ARZOLA GREGORIO & C 906 E BENTLEY SHAWNEE, OK 74801-0000ARMEN	35 THRU 37	2	GROVE
DELEON BARBARA J 937 E HAYES SHAWNEE, OK 74801-0000	24 & 25	2	GROVE
MCPHERSON TINA 912 E BENTLEY SHAWNEE, OK 74801-0000	18-23	2	GROVE
LEEDOM GARY D & DONNA J 913 E HAYES SHAWNEE, OK 74801-0000	15 THRU 17	2	GROVE
TANQUARY TOM & JUDY 936 E HAYES SHAWNEE, OK 74801-0000	26 THRU 28	1	GROVE

LILES DALE & DEBORAH 930 E HAYES SHAWNEE, OK 74801-0000	29 THRU 31	1	GROVE
LILES DALE & DEBORAH 930 E HAYES SHAWNEE, OK 74801-0000	32 THRU 35	1	GROVE
SHA AFFORDABLE HOUSING LP PO BOX 2429 MUSKOGEE, OK 74402-0000	18 & 19	1	GROVE
MUHAMMAD W A 921 E FARRALL SHAWNEE, OK 74801-0000	11 THRU 17	1	GROVE
BOARD OF COUNTY COMMISSIONERS 14101 ACME RD SHAWNEE, OK 74804-0000	12 &; 13 BEG SE/C S1/2 OUTLOT 12 N50' W140' S50' E140'	12	SPAULDINGS
LARES-MONREAL ELADIO & DOLORES 336 S EDEN SHAWNEE, OK 74801-0000	12 BEG 75'N SE/C OUTLOT 12 W140' N140' E140' S140' TO POB	12	SPAULDINGS
CHAVEZ BILL & JACKIE R TRUST 326 S EDEN SHAWNEE, OK 74801-0000	12 &; 13 BEG 37.5'S NE/C S/2 OF OUTLOT 12 W140' S77.5' E140' N77.5' POB	12	SPAULDINGS
CONDY ROWANA J 927 N BEARD SHAWNEE, OK 74801-0000	12 &; 13 BEG AT NE/C S1/2 OUTLOT 12 SPAULDING W139.85' S37.50' E140' N37.50' POB	12	SPAULDINGS
BARLOW ROGER 301 S DIXON SHAWNEE, OK 74801-0000	12 BEG 315'S NW/C A P OUTLOT 12 S111' E240' B111' W240' POB	12	SPAULDINGS
COKER WALTER L & JOANN 303 S DIXON SHAWNEE, OK 74801-0000	12 &; 13 BEG 142'S NE/C OUTLOT 12 W140' TO POB THENCE N31' W240' TO W LINE OF OUTLOT 12 S110' E240' TO POINT S OF TRUEN POB THENCE N79' POB BEG SE/C OF LOT 9 W32.35'	12	SPAULDINGS
RICHARDS CLAUDE LEE 1012 E FARRALL SHAWNEE, OK 74801-0000	12 &; 13 BEG 140'W SE/C OUTLOT 12 N100' W100' S100' E100'	12	SPAULDINGS
ALLTIZER JOSHUA DEAN & MARILYN M FLEMING	12 TRACT 1 BEG 16.5' E SW/C OUTLOT 12 E123.5' N62.5' W123.5' S62.5' POB &; TRACT 2 BEG 62.5'N SW/C OUTLOT 12 N37'(N37.5' PER DEED) E140' S37'(S37.5' PER DEED) W140'	12	SPAULDINGS
BOARD OF COUNTY COMMISSIONERS 14101 ACME RD SHAWNEE, OK 74804-0000	31 THRU 35	13	SPAULDINGS
OAKLAND BAPTIST CHAPEL 915 E OAKLAND SHAWNEE, OK 74802-1928	36 THRU 48	12	SPAULDINGS

GONZALES LEONCIO & RAFAEL 310 S OSAGE SHAWNEE, OK 74801-0000	BEGINNING NW/C OUTLOT 11 THENCE S110' THENCE E396' THENCE N110' THENCE W396' TO POB	11	SPAULDINGS
MOORE TERRY WAYNE 1113 E FARRALL AVE SHAWNEE, OK 74801-0000			BEG NE/C SW SW W264' S660' E264' N660' (20-10N-4E)
DELEON LUPE 1111 E FARRALL SHAWNEE, OK 74801-0000			(20-10N-4E) BEG 873.2'E NW/C SW SW EAST TO NE/C SW SW SOUTH TO NORTH LINE OF R/W RR WESTERLY ALONG NORTH LINE OF RR R/W TO A PT 873.2' EAST OF WEST LINE SW N912' TO POB LESS BEG NE/C SW SW W264' S660' E264' N660' POB
SHAWNEE MILLING CO P O BOX 1567 SHAWNEE, OK 74801-0000			THE PLOTTED PART OF SW S OF KATY RR (20-10N-4E)

NORTH FORK SURVEYING & DRAFTING, INC.

515 6th ST / P.O. Box 296 SNYDER, OK 73566
(580)569-2305 / www.nfork.com

INVOICE

October 21, 2021

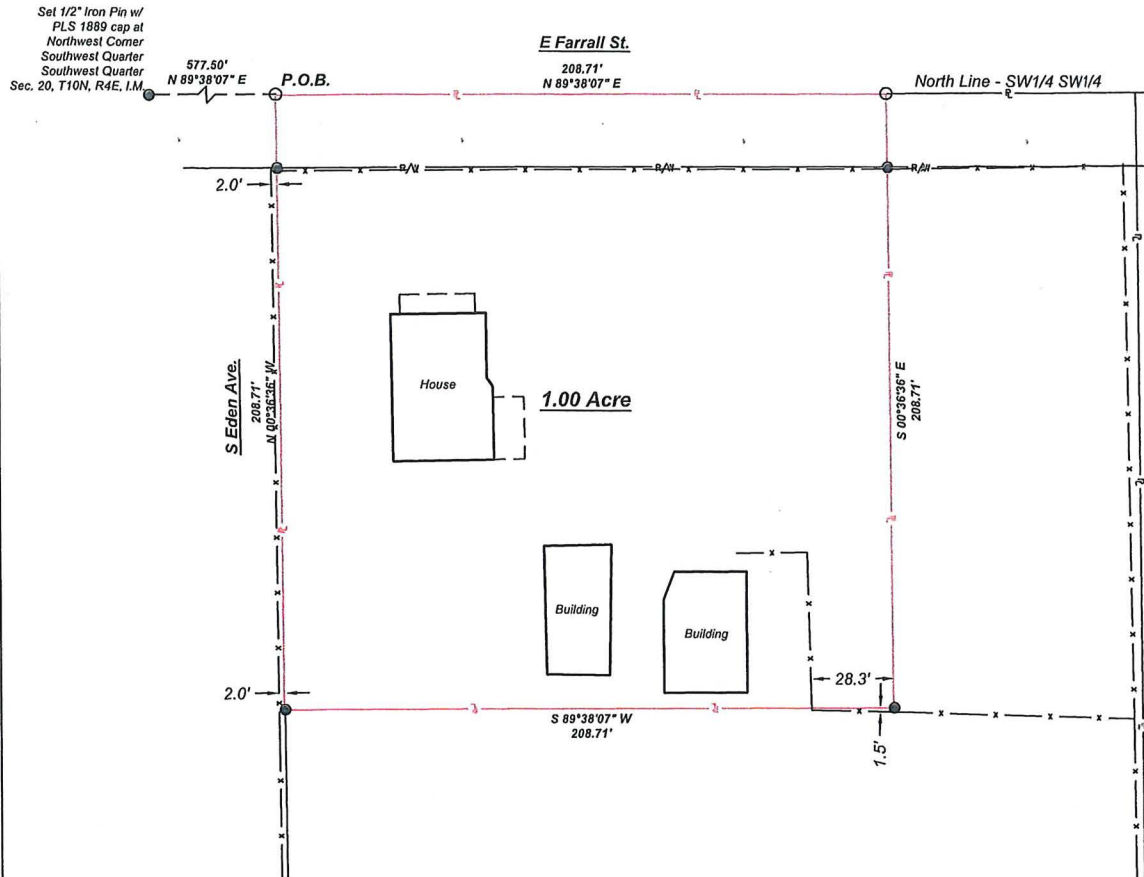
Paula Lauderdale
1011 E Farrall St.
Shawnee, OK 74801

WO # 21-061
INVOICE # 21-061-1

Survey and describe two tracts of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 20, Township 10 North, Range 4 East of the Indian Meridian in Pottawatomie County, Oklahoma.

Thank you very much for your business.

SURVEYING*GPS*DRAFTING*CONSULTATIONS*MAPS*DESCRIPTIONS



SCALE

0 50 100

Legend

- Set 1/2" Iron Pin w/PLS 1889 cap
- Set Mag Nail w/PLS 1889 washer
- Property Line
- Section Line
- R/W 25' Right-of-Way Line
- x x x Fence Line

I, Brent Jung, a licensed Professional Land Surveyor, certify that I completed a survey on October 19, 2021 of a tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 20, Township 10 North, Range 4 East of the Indian Meridian in Pottawatomie County, Oklahoma, said tract being a part of an existing tract of land described by a Joint Tenancy Quit Claim Deed filed as Instrument Number 201300008520 of the Pottawatomie County Clerk's records, being described as follows:

Commencing at the Northwest corner of said SW1/4 SW1/4; Thence N89°38'07"E, on the North line of said SW1/4 SW1/4, a distance of 577.50 feet to the Northwest corner of said existing tract, said point also being the POINT OF BEGINNING; Thence continuing N89°38'07"E, on said North line, a distance of 208.71 feet; Thence S00°36'36"E, parallel with the West line of said existing tract, a distance of 208.71 feet; Thence S89°38'07"W, parallel with said North line, a distance of 208.71 feet to said West line; Thence N00°36'36"W, on said West line, a distance of 208.71 feet to the POINT OF BEGINNING, containing 1.00 acres, more or less.

I further certify that this drawing represents the measurements made and the monuments found and set at the time of my survey.

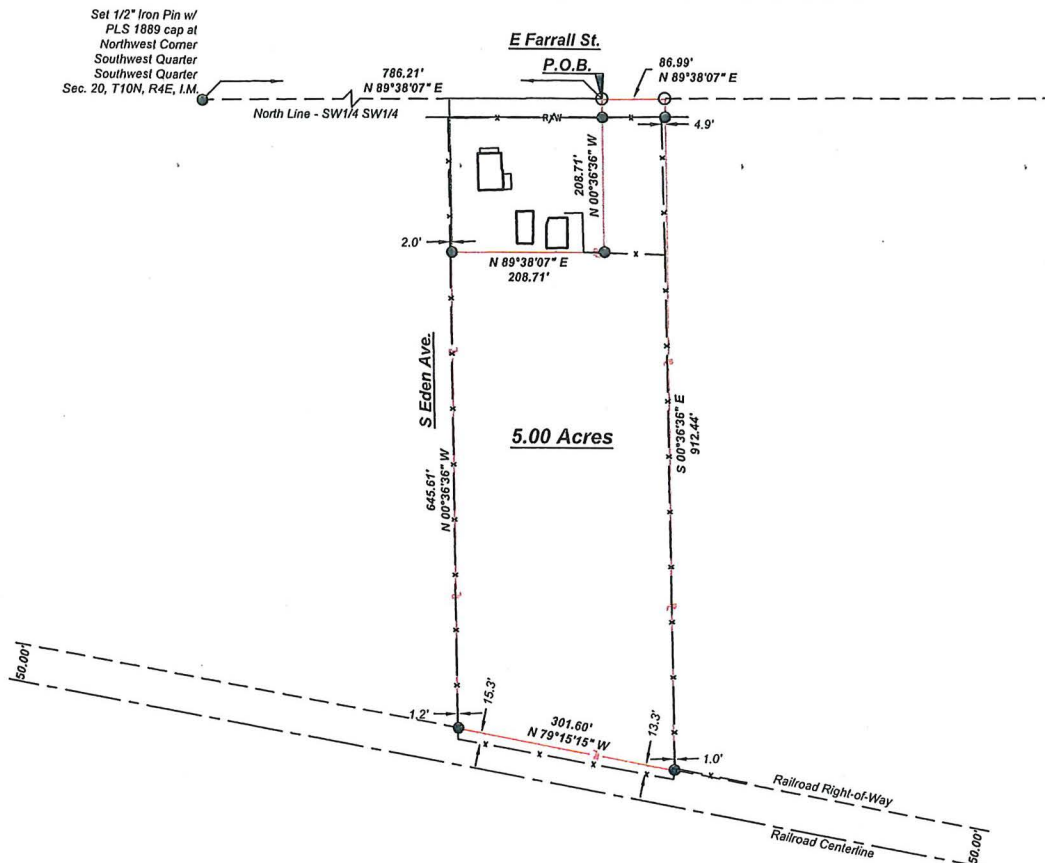
The bearings used in this description and shown on this drawing are grid bearings based on the Oklahoma Coordinate System of 1983 (2011), South Zone.

I further certify that this survey meets the minimum technical standards established by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Signed and sealed 10/21/2021

Brent Jung
Brent Jung
Professional Land Surveyor #1889





SCALE

0 200 400

Legend

- Set 1/2" Iron Pin w/PLS 1889 cap
- Set Mag Nail w/PLS 1889 washer
- Property Line
- Section Line
- R/W 25' Right-of-Way Line
- x — x — Fence Line

I, Brent Jung, a licensed Professional Land Surveyor, certify that I completed a survey on October 19, 2021 of a tract of land located in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 20, Township 10 North, Range 4 East of the Indian Meridian in Pottawatomie County, Oklahoma, said tract being a part of an existing tract of land described by a Joint Tenancy Quit Claim Deed filed as Instrument Number 201300008520 of the Pottawatomie County Clerk's records, being described as follows:

Commencing at the Northwest corner of said SW1/4 SW1/4; Thence N89°38'07"E, on the North line of said SW1/4 SW1/4, a distance of 786.21 feet to a point on the North line of said existing tract, said point also being the **POINT OF BEGINNING**;

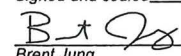
Thence continuing N89°38'07"E, on said North line, a distance of 86.99 feet to the Northeast corner of said existing tract; Thence S00°36'36"E, on the East line of said existing tract, a distance of 912.44 feet to the Southeast corner of said existing tract; Thence N79°15'15"W, on the South line of said existing tract, a distance of 301.60 feet to the Southwest corner of said existing tract; Thence N00°36'36"W, on the West line of said existing tract, a distance of 645.61 feet; Thence N89°38'07"E, parallel with said North line, a distance of 208.71 feet; Thence N00°36'36"W, parallel with said West line, a distance of 208.71 feet to the **POINT OF BEGINNING**, containing 5.00 acres, more or less.

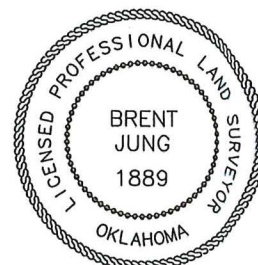
I further certify that this drawing represents the measurements made and the monuments found and set at the time of my survey.

The bearings used in this description and shown on this drawing are grid bearings based on the Oklahoma Coordinate System of 1983 (2011), South Zone.

I further certify that this survey meets the minimum technical standards established by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Signed and sealed 10/21/2021


Brent Jung
Professional Land Surveyor #1889



NOTICE OF A PUBLIC HEARING
City Of Shawnee, Oklahoma
Case #RZ01-22

In accordance with 11 O.S. 43-106 and City of Shawnee Zoning Code Sec. 22-645, requests for rezoning, conditional use permits (CUP), planned unit developments (PUD), and variances require notification of a PUBLIC HEARING.

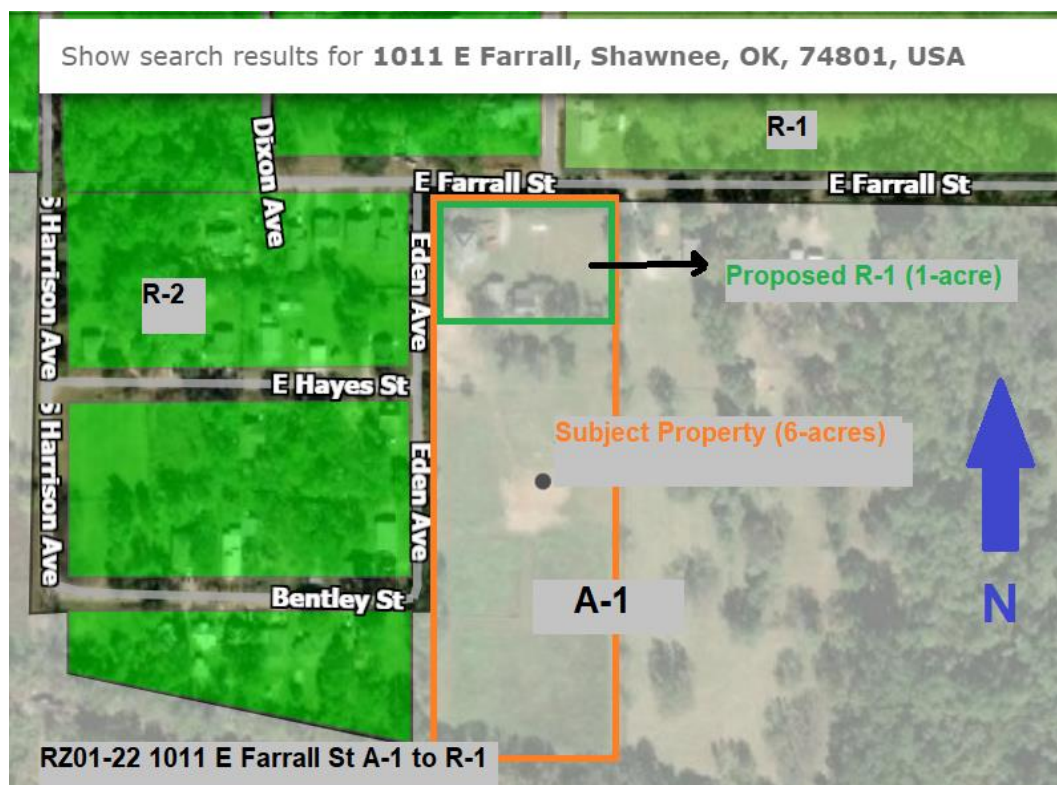
Case number **RZ01-22** is for a rezoning.
The property is located at **1011 E. Farrall St.**
Current zoning is **A-1 (Rural Agricultural District)**.
Proposed zoning is **R-1 (Single-Family Residential District)**.
Applicant is **Paula Lauderdale**.

The public hearings for **RZ01-22** will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

January 5, 2022	at 1:30 p.m.	City of Shawnee Planning Commission meeting
January 18, 2022	at 6:00 p.m.	City of Shawnee City Commission meeting

Attendance at the public hearing is not mandatory but all interested parties are encouraged to attend. Questions about the application may be directed to the City of Shawnee Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Office/Annex Building located at 222 N. Broadway.

Presented for post and publication on December 8, 2021, by Rachel Clyne, City Planner.



RZ01-22
1011 E. Farrall St. *PC*
12.15.2021

LEONCIO & RAFAEL GONZALES
310 S OSAGE
SHAWNEE, OK 74801-0000

TERRY WAYNE MOORE
1113 E FARRALL AVE
SHAWNEE, OK 74801

LUPE DELEON
1111 E FARRALL
SHAWNEE, OK 74801

SHAWNEE MILLING CO
PO BOX 1567
SHAWNEE, OK 74801-0000

DALE & DEBORAH LILES
930 E HAYES
SHAWNEE, OK 74801-0000

SHA AFFORDABLE HOUSING LP
PO BOX 2429
MUSKOGEE, OK 74402-0000

W A MUHAMMAD
921 E FARRALL
SHAWNEE, OK 74801-0000

BOARD OF CO. COMM.
14101 ACME RD
SHAWNEE, OK 74804-0000

ELADIO & DOLORES LARES-
MONREAL
336 S EDEN
SHAWNEE, OK 74801-0000

BILL & JACKIE R CHAVEZ TRUST
326 S EDEN
SHAWNEE, OK 74801-0000

ROWANA J CONDRY
927 N BEARD
SHAWNEE, OK 74801-0000

ROGER BARLOW
301 S DIXON
SHAWNEE, OK 74801-0000

WALTER L & JOANN COKER
303 S DIXON
SHAWNEE, OK 74801-0000

CLAUDE LEE RICHARDS
1012 E FARRALL
SHAWNEE, OK 74801-0000

OAKLAND BAPTIST CHAPEL
915 E OAKLAND
SHAWNEE, OK 74802-1928

PAULA & RANDY LAUDERDALE
1011 E FARRALL
SHAWNEE, OK 74801-0000

JASON & GLENDA E COKER
911 E BENTLEY
SHAWNEE, OK 74801-0000

JIM JR & VIOLA HARVEY
909 E BENTLEY
SHAWNEE, OK 74801-0000

GLENNA OR JOHNNY WHITLEY
907 E BENTLEY
SHAWNEE, OK 74801-0000

JOHNNIE OR TAMARA COLLIER
905 E BENTLEY
SHAWNEE, OK 74801-0000

TINA MCPHERSON
912 E BENTLEY
SHAWNEE, OK 74801-0000

GREGORIO & C ARZOLA
906 E BENTLEY
SHAWNEE, OK 74801

BARBARA J DELEON
937 E HAYES
SHAWNEE, OK 74801-0000

GARY D & DONNA J LEEDOM
913 E HAYES
SHAWNEE, OK 74801-0000

TOM & JUDY TANQUARY
936 E HAYES
SHAWNEE, OK 74801