

AGENDA
PLANNING COMMISSION
OCTOBER 1, 2025 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the August 6, 2025 regular meeting
2. Consideration of approval of the Minutes from the September 3, 2025 regular meeting.
3. Public Hearing and Consideration of a request for a Conditional Use Permit to operate a Short-Term Rental at the property addressed as 730 N Pennsylvania Ave.
Case No. CUP02-25 | Applicant: Penny Schultz
4. Community Development Department Updates
5. Commissioners Comments
6. Adjournment

Respectfully submitted,



Petya Stefanoff, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-

eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

PLANNING COMMISSION MINUTES

DATE: August 6, 2025

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on August 6, 2025, at 1:30 p.m., according to notice duly posted as prescribed by law.

For lack of both Chair and Vice-Chair, Commissioner Porter called the meeting to order at **1:35 p.m.** City Planner Diana Hood called Roll and stated a quorum was present.

The following Commissioners were present:

Present: Hayes, Porter, Reese, Alexander

Absent: Hembree, Johnson, Barrett

Item 1. Consideration of approval of the minutes from the regular meeting on July 2, 2025. Commissioner Porter asked for questions or corrections to the minutes.

Commissioner Porter noted that the minutes needed correction on the motion of item 1 on the minutes. Commissioner Porter made a motion to **Approve** the minutes with the noted correction, which Commissioner Alexander seconded.

Motion **passed 4-0-0.**

Aye: Hayes, Alexander, Porter, Reese

Nay: None

Abstain: None

Item 2. Public Hearing and Consideration of a request to amend the Planned Unit Development restrictions for the Unity Medical Plaza (PUD02-25).

Case No. PUD02-25 | Applicant: Saint Anthony Shawnee Hospital c/o Mission Energy Development LLC.

Background:

Unity Medical Plaza is located along the north side of West MacArthur Street, west of Kickapoo Street. The area is zoned under a Planned Unit Development with a base zoning of C-2 (Regional Commercial). The owner, St. Anthony Shawnee Hospital has authorized Mission Energy Development LLC to request a revision to the existing PUD to allow for Solar Panels to be installed in the northern undeveloped tract. The Shawnee Airport is located directly to the West and across MacArthur Street to the Southwest, and is zoned I-1 (Light Industrial). To the East lies both C-1 (Local Commercial) and C-2 (Regional Commercial) zoning, and is the site of some apartments as well as the OBU sports fields. To the Southeast lies the main OBU campus, zoned C-1.

Discussion:

The proposed amendment aims to add "Utilities and Public Service Facility, Minor," to the list of allowed uses in the area to allow for Solar Panel installation on the northern undeveloped tract. The original PUD established the entire area to be used solely for medical offices and other related uses.

Furthermore, the base zoning of C-2 would normally require a Conditional Use Permit (CUP) to allow the use in the area. A CUP allows a specific, singular use for a property, and can expire or be revoked. The PUD Amendment seeks to establish the described use as allowed by right under the PUD, which gives the applicant more freedom to decide timelines and details.

Financial Impact: None

Staff Recommendation: Staff recommends Approval of the requested PUD amendment.

This application will be heard at the City Commission meeting on Monday, August 18, at 6:00 pm.

Commissioner Reese made a motion to recommend the **APPROVAL** of **Case No. PUD02-25** which Commissioner Alexander seconded.

Motion **passed 4-0-0**.

Aye: Hayes, Alexander, Porter, Reese

Nay: None

Abstain: None

Item 3. Public Hearing and Consideration of a request to rezone property from TA (Transitional Agriculture) to C-1 (Local Commercial)

Case No. RZ03-25 | Applicant: Rickey Crain c/o Landes Engineering

Background:

The subject property has no real address, but is designated as Parcel Number 0000-04-010-004-0-008-00 through the Pottawatomie County Assessor and lies at the northeast corner of North Bryan Avenue and East Faith Boulevard. The subject property is zoned TA (Transitional Agriculture) with similar zoning to the west across North Bryan Ave, with C-1 (Local Commercial) zoning to the south and R-1 (Low Density Residential) zoning to the north and east.

Discussion:

The applicant is requesting to extend the C-1 zoning from the south side of Faith Boulevard to locate a gymnasium on the property, which is currently vacant. The desired use is a form of Health Club/Recreation, and is allowed in this zoning district. The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Medium Density Residential land use designation. This land use designation features a density of up to 12 dwelling units per acre. The Comprehensive Plan also notes that this land use designation can include a mix of lower density housing types, civic uses, and limited higher intensity uses along with connections to neighborhood commercial services. An extension of the nearby C-1 zoning would be appropriate for the area, especially given its position as a corner lot between Bryan Ave and the adjacent residential area.

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."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property has C-1 zoning to the south, TA to the west, and R-1 zoning to the north and east.
- The request is in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- There is water, sewer, and storm sewer access along North Bryan Avenue.
- Notification for a public hearing was served.

Options:

- Recommending Approval of Case No. RZ03-25 to rezone from TA (Transitional Agriculture) to C-1 (Local Commercial) as requested by the applicant.
- Recommending Denial of the application for RZ03-25 to rezone the subject property.
- Recommending Deferral Case No. RZ03-25 with a request for additional and specific information to a certain date.

This rezoning application will be heard at the City Commission meeting on Monday, August 18, at 6:00 pm

Commissioner Reese made a motion to recommend the **APPROVAL WITH CONDITIONS** of **Case No. RZ03-25** which Commissioner Hayes seconded.

Conditions are:

A stormwater plan prepared for staff review before/at the time of building permit submittal.

Motion **passed 4-0-0.**

Aye: Hayes, Alexander, Porter, Reese

Nay: None

Abstain: None

Item 4. Community Development Update

Interim Community Development Director Petya Stefanoff informed the Commission that the previous Community Development Director, Rian Harkins, has left employment with the City. She notes that she is running a certified citizen's program designed for educating appointed and elected City Officials as well as other professionals in fields adjacent to Planning projects, and states how to register. Next, Mrs. Stefanoff reports that staff is finalizing the reports to submit to HUD for the Community Development Block Grant (CDBG).

Item 5. Planning Commissioners' Comments

Commissioner Porter asked about the Traffic Study for Kickapoo and Harrison Streets that the Planning Commission had requested in earlier months. City Engineer and Assistant City Manager Seth Barkheimer responded that staff is currently drafting a Request for Qualifications (RFQ) for selecting a consultant group to conduct that study. Mr. Barkheimer continues to say that the City is currently in the Right-of-Way acquisition phase, and that there should be movement on relocating utilities relatively soon.

Item 6. Adjournment

The meeting adjourned at **2:07 p.m.**

Chair/Vice-Chair

Date

Interim Community Development Director

Date

PLANNING COMMISSION MINUTES

DATE: September 3, 2025

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on September 3, 2025, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Barrett called the meeting to order at **1:30 p.m.** City Planner Diana Hood called Roll and stated a quorum was present.

The following Commissioners were present:

Present: Hayes, Reese, Porter, Barrett, Alexander, Johnson

Absent: Hembree

Item 1. Consideration of approval of the minutes from the regular meeting on August 6, 2025.

Chair Barrett asked for questions or corrections to the minutes. Commissioner Porter made a motion to **Approve** the minutes, which Commissioner Reese seconded.

Motion **passed 6-0-0.**

Aye: Hayes, Reese, Porter, Barrett, Alexander, Johnson

Nay: None

Abstain: None

Item 2. Consideration of a request for a Final Plat for Shawnee Twin Lakes, Lake No. 1, Phase 3. Case No. FPL03-25 | Applicant: City of Shawnee

Background:

The subject property is located to the northwest of the intersection of Highway 102 and Clearpond Road in Sections 14,15, and 23, Township 10 North, Range 2 East. The property is zoned TL (Twin Lakes), with similar zoning to the north, west, and south, with a small section of C-2 (Regional Commercial) to the north-northwest. The property to the east across Highway 102 is not within the corporate limits of the city and has no zoning designation.

Discussion

Findings and Facts:

- Staff has reviewed the document and finds it sufficient, including the City Engineer and the Fire Marshal.
- Public Notice is not required for a Final Plat.

Options:

- Approve Case No. FPL03-25, Final Plat for Shawnee Twin Lakes - No. 1, Phase 3 as presented.
- Denial of Case No. FPL03-25, Final Plat for Shawnee Twin Lakes - No. 1, Phase 3.
- Deferring Case No. FPL03-25 with a request for additional and specific information to a certain date.

This application will be heard at the City Commission meeting on Monday, September 15, at 6:00 pm.

Financial Impact: None

Attachments: 26169742-Shawnee Twin Lakes - Lake No. 1, Phase 3 - FINAL PLAT

Staff Recommendation: Staff recommends APPROVAL of Case No. FPL03-25, Final Plat for Shawnee Twin Lakes - No. 1, Phase 3.

Commissioner Johnson made a motion to recommend the **APPROVAL** of **Case No. FPL03-25** which Commissioner Alexander seconded.

Motion **passed 6-0-0.**

Aye: Hayes, Reese, Porter, Barrett, Alexander, Johnson

Nay: None

Abstain: None

**Item 3. Public Hearing and Consideration of a request for a Conditional Use Permit to operate a Short-Term Rental at the property addressed as 15105 Eckel Road, Shawnee, OK, 74801
Case No. CUP01-25 | Applicant: Jeff and Katie Cannon; CC Cannon, LLC**

Background:

The subject area, addressed as 15105 Eckel Road, is a Lake Lease with the City and located south of the intersection of Eckel Road and Homer Lane Road. The area is zoned TL (Twin Lakes), and Lake No. 1 lies to the southeast. There are approximately 8 other residences on Eckel Road. The applicant is requesting a Conditional Use Permit for their Short-Term Rental, as required by Section 22-199.I of the Unified Development Code. Short-Term Rentals are allowed with a CUP in all zoning districts EXCEPT for the two Commercial zoning districts (C-1 & C-2), and the two Industrial zoning districts (I-1 & I-2).

Discussion

A Conditional Use Permit authorizes the owner to use a piece of property in such a way that is not normally allowed by default in the subject zoning district. It is an avenue by which certain land uses are allowed in a given zoning district, provided the owner meets certain criteria.

Referencing the City of Shawnee Unified Development Code DIVISION 6. – Procedures. Section 22-227. – Conditional Use Permit. "The planning commission shall review the conditional use permit and submit its report and recommendation to the effect of the proposed building or use upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public and to the city commission." In Section 22-197 of the Unified Development Code is Table 3.2 - Use Table. This table indicates that in the TL zoning district, a Short-Term Rental is permitted subject to acquiring a Conditional Use Permit (CUP).

The Comprehensive Plan Future Land Use Map indicates an Agriculture/Open Space land use, and the current zoning of TL (Twin Lakes) was specifically designed to enhance the experience of residents, tourists, and visitors while protecting the character and environment of the area. A Short-Term Rental use is allowed in this zoning district WITH a CUP.

Staff completed the required public notices for this request. As this parcel and everything in the surrounding 300 foot buffer radius is owned by the City, Staff instead sent mail notices to all other addresses located along Eckel Road in an effort to comply with the intent of the public notice requirements. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper.

Findings and Facts:

- Proper notification for a public hearing was served
- Staff has no concerns regarding the location and use
- Short-Term Rental is an allowed use in TL with a CUP
- Owner/Applicant must also obtain a License to operate, and must comply with Sec. 22-199.I -Short-Term Rental to keep said license. (See Attachments).

Financial Impact: None

Attachments: Sec 22-199 - Short Term Rental, 7.28.2025 CUP application - without payment info for security

Staff Recommendation: Staff recommends APPROVAL of Case No. CUP01-25: Conditional Use Permit for Short-Term Rental.

Commissioner Reese made a motion to recommend **APPROVAL** of **Case No. CUP01-25** which Commissioner Alexander seconded.

Motion **passed 4-2-0.**

Aye: Reese, Barrett, Alexander, Johnson

Nay: Hayes, Porter
Abstain: None

Item 4. Community Development Update

Interim Community Development Director Petya Stefanoff outlined the Short-Term Rental and Conditional Use Permit process, as the Department is working to bring currently operating STRs into compliance with City Ordinance if they are not already. Next, Mrs. Stefanoff gave an update on the Safe Streets for All project that the City is working on collaboratively with Pottawatomie Go and Oklahoma University. She reported on the recent community feedback event for that project, and stated that there are two more events scheduled for November 1st and November 18th/19th. Lastly, she notified the Commission that the American Planning Association – Oklahoma Chapter will be having its annual conference in Oklahoma City on November 2 through 4 and encouraged the commissioners to attend if they have the chance.

Item 5. Planning Commissioners' Comments

Commissioner Johnson noted that the Pottawatomie County Petal Palooza event is coming up on September 20th, and that feedback for Safe Streets for All will also be collected there.

Item 6. Adjournment

The meeting adjourned at **2:01 p.m.**

Chair/Vice-Chair

Date

Interim Community Development Director

Date

Date: October 1, 2025
To: Planning Commission
From: Diana Hood
Subject: Public Hearing and Consideration of a request for a Conditional Use Permit to operate a Short-Term Rental at the property addressed as 730 N Pennsylvania Ave.
Case No. CUP02-25 | Applicant: Penny Schultz



Background:

The property addressed as 730 N Pennsylvania Ave is located just south of the intersection of East Dewey Street and North Pennsylvania Avenue, and is zoned R-1 (Low Density Residential) with similar zoning surrounding it on all sides. The owner, Blue Peaches LLC, has designated the applicant, Penny Schultz, to make an application on their behalf for a Conditional Use Permit to operate a Short-Term Rental.

The applicant is requesting a Conditional Use Permit and License to begin operation as a new Short-Term Rental, as required by Sec. 22-199.I of the Unified Development Code. Short-Term Rentals are allowed in all Residential zoning districts with a CUP.

Discussion

A Conditional Use Permit authorizes the owner or agent to use a piece of property in such a way that is not normally allowed by right in a zoning district. It is an avenue by which certain land uses are allowed in a given zoning district, provided the owner meets the criteria.

Referencing the City of Shawnee Unified Development Code DIVISION 6. – Procedures. Section 22-227. – Conditional Use Permit. *"The planning commission shall review the conditional use permit and submit its report and recommendation to the effect of the proposed building or use upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public and to the city commission."*

In Section 22-197 of the Unified Development Code is Table 3.2 - Use Table. This table indicates that in the R-1 zoning district, a Short-Term Rental is permitted subject to acquiring a Conditional Use Permit (CUP).

The Comprehensive Plan Future Land Use Map indicates a _____ land use, and the current zoning district is meant to _____. A Short-Term Rental use is allowed in this zoning district with a CUP.

Staff completed the required public notices for this request via a mailed notice to the property owners within 300 feet of the subject property as well as a publication in the County Democrat weekly newspaper.

Findings and Facts:

- The subject property has a zoning of R-1, which allows for a Short-Term Rental with a Conditional Use Permit
- The request conforms to the Comprehensive Plan Future Land Use Map.
- The Property Manager is Penny Schultz, the Applicant

Options:

- Recommend Approval of Case No. CUP02-25 for a Conditional Use Permit (CUP) to operate a Short-Term Rental.
- Recommend Denial of the request for the CUP.
- Recommend Deferral of Case No. CUP02-25 with a request for additional and specific information to a certain date.

This request will be heard at the City Commission meeting on Monday, October 20, 2025, at 6 pm in the Council chambers.

Financial Impact: None

Attachments: Application packet

Staff Recommendation: Staff recommends approval of Case No. CUP02-25 to allow a Short-Term Rental.

PLANNING COMMISSION APPLICATION



**City of Shawnee
Community Development
Department**

16 West 9th Street
Shawnee, OK 74801
(405) 878-1672
COSPlanning@shawneeok.org
Fax (405) 878-1587 www.ShawneeOK.org

For Office Use Only	
Case Number: _____	
Project Number: _____	
Date Filed: _____	
_____ Planning Commission Secretary	

REQUEST:

<input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Rezoning w/Conditional Use Permit <input type="checkbox"/> Planned Unit Development
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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 _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 730 N. Pennsylvania

LEGAL DESCRIPTION: Dexter's 2nd Block 4 Lot 8

PROPERTY OWNER (S): Blue Peaches, LLC

PROPERTY AGENT (APPLICANT): Penny Schultze

APPLICANT'S ADDRESS: 43607 Moccasin Trail Road

CITY: Medford **STATE:** OK **ZIP:** 74855

EMAIL ADDRESS: pennyschultze@hotmail.com

TELEPHONE NUMBER: (405) 464-0974 **CONTACT NUMBER:** (405) 432-9889

DIMENSIONS OF PROPERTY: AREA: _____ WIDTH: _____
LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: _____ **CURRENT USE:** rental

PROPOSED ZONING: _____ **PROPOSED USE:** Airbnb

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.

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY	
REZONING &/OR C.U.P FEE \$ 350.00	PLANNED UNIT DEVELOPMENT FEE \$ 550.00
RECEIPT NO. _____	
PLANNING COMMISSION ACTION: _____	DATE: _____
CITY COMMISSION ACTION: _____	DATE: _____
PLACE ON ZONING MAP: _____	ORDINANCE NO.: _____

TECN Remissivelle



STEADILY.

Policy Number SP1-OK-20377131-00

Insurance Declarations Page

\$ 1,518³¹

Annual premium, fees and taxes

Policy Information

Starts July 21, 2025 12:01 AM
Expires July 21, 2026 12:01 AM
Both dates 12:01 AM LST at the Insured Risk Address

Named Insured Blue Peaches LLC
 43607 Moccasin Trail Rd
 Meeker, OK 74855

Policy Type DP-0001 Dwelling Policy

Policy Number SP1-OK-20377131-00

Insuring Company Canopus US Insurance, Inc.

Program Administrator Steadily Insurance Agency, Inc.

Producing Agency Kelli James Agency/08456E

Payment Information

Pay online steadily.com/pay

Pay by check
Payable to: "Steadily Insurance Agency, Inc"
Memo: "Policy SP1-OK-20377131-00"

Payment Addresses - Please Read Carefully:

For Standard Mail (USPS only):
Steadily Insurance Agency, Inc
P.O. Box 122314
Dallas, TX 75312-2314

For Overnight or Courier Deliveries Only (FedEx, UPS, etc.):

Steadily Insurance Agency, Inc
Lockbox #892314
885 East Collins Boulevard, Suite 110
Richardson, TX 75081
This address is for courier services only - it does not accept USPS mail.

Need help?

Your Agent
Kelli James
Kelli James Agency/08456E
4055852944
kjames2@farmersagent.com

File a Claim
steadily.com/claims
claims@steadily.com

Premium & Fees

730 N Pennsylvania Ave	\$1,430.00
Surplus Lines Tax	\$85.80
Slas Transaction Fee	\$2.51

Total Amount Due	\$1,518.31
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If paid in full or via escrow, the premium and all applicable taxes and fees are required at time of payment. Installment plans will include annualized taxes and fees in initial payment. Inspection fee of \$32.00 is included in displayed premium.

202100010942
Filed for Record in
POTTAWATOMIE OKLAHOMA
RAESHLE FLEWALLEN, COUNTY CLERK
08-09-2021 At 10:49 am.
RCD 20.00

Instrument PG 1 OF 2
202100010942

Return to: Blue Peaches, LLC
c/o Penny Schultz
43607 Moccasin Trail
Meeker, Ok 74855

QUIT CLAIM DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: exempt per section 3202 para 3

Tax ID#: 0765-00-004-008-0-000-00

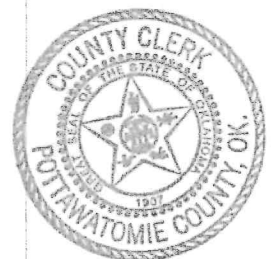
THAT, D & K HOUSING LLC, PARTY OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF TEN & NO/100THS.....DOLLARS, AND OTHER VALUABLE CONSIDERATIONS, IN HAND PAID, THE RECEIPT WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY QUITCLAIM, GRANT, BARGIN, SELL AND CONVEY UNTO BLUE PEACHES, LLC, PARTY OF THE SECOND PART, THE FOLLOWING DESCRIBED REAL PROPERTY AND PREMISES SITUATED IN POTTAWATOMIE COUNTY, STATE OF OKLAHOMA, TO WIT:

LOT EIGHT (8), BLOCK FOUR (4), DEXTER'S 2ND ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA.

PROPERTY ADDRESS: 730 N. PENNSYLVANIA, SHAWNEE, OK 74801

TOGETHER WITH ALL AND SINGULAR THE HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING.

TO HAVE AND TO HOLD THE ABOVE DESCRIBED PREMISES UNTO THE SAID PARTY OF THE SECOND PART, AND TO THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER.



Date of this notice: 06-25-2021

Employer Identification Number:
87-1391955

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

BLUE PEACHES
PENNY L SCHULTZ MBR
43607 MOCCASIN TRAIL RD
MEEKER, OK 74855

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-1391955. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.



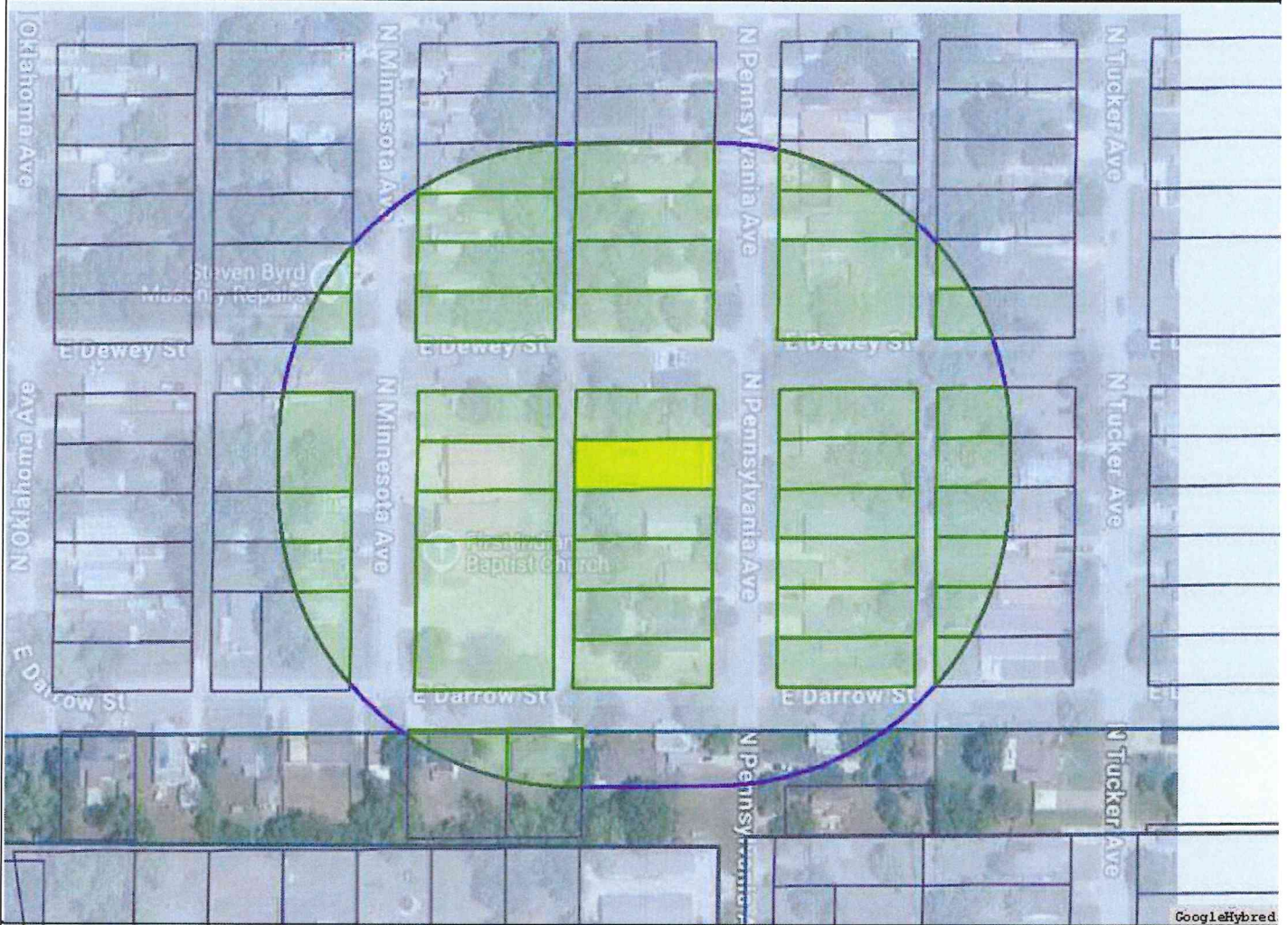
Pottawatomie
Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

Date 08/11/2025

Time 14:54:33

Map Image



GoogleHybrid

The Pottawatomie County GIS Data is for informational purposes only and should not be used to determine precise boundaries, parcel boundaries, appraisal, engineering, or legal descriptions. This map is not a legal document and shall not be construed as an official survey.

Account List

Account	630018320	Current Owner	Legal Description
ParcelID	0765-00-005-008-0-000-00	LINCOLN CAPITAL LLC	DEXTER'S 2ND BLOCK 5 LOT 8
Situs	00924 N TUCKER		
Sec/Twn/Rng		SERIES 924 NORTH TUCKER	
Subdivision	DEXTERS 2ND	401 DANA LANE	
Block/Lot	0005 / 0008	M CLOUD	
Lot Size	1 Lots	OK 74851-	
Book/Page		2022-3645	
Account	630018319	Current Owner	Legal Description
ParcelID	0765-00-005-007-0-000-00	POTTAWATOMIE COUNTY	DEXTER'S 2ND BLK 5 LOT 7
Situs	00928 N TUCKER		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	309 N BROADWAY	
Block/Lot	0005 / 0007	SHAWNEE	
Lot Size	1 Lots	OK 74801-	
Book/Page		0195-7743	
Account	630018379	Current Owner	Legal Description
ParcelID	0765-00-010-011-0-000-00	ALVAREZ JASON	DEXTER'S 2ND BLK 10 LOT 11
Situs	01006 N TUCKER		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	28287 LEO RD	
Block/Lot	0010 / 0011	MACOMB	
Lot Size	1 Lots	OK 74852-000C	
Book/Page		2015-9107	



Pottawatomie
Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

Date 08/11/2025

Time 14:54:34

Account List

Account	630018380	Current Owner	Legal Description
ParcelID	0765-00-010-012-0-000-00	POTTAWATOMIE COUNTY	DEXTER'S 2ND BLK 10 LOT 12
Situs	01002 N TUCKER		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	309 N BROADWAY	
Block/Lot	0010 / 0012	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 2015-7134	
Account	630018298	Current Owner	Legal Description
ParcelID	0765-00-003-007-0-000-00	VANDERBURG ODELL N & MARY E	DEXTER'S 2ND BLK 3 LOTS 7 & 8
Situs	00712 N MINNESOTA		
Sec/Twn/Rng		% RONALD VANDERBURG	
Subdivision	DEXTERS 2ND	712 N MINNESOTA	
Block/Lot	0003 / 0007	SHAWNEE OK 74801-000C	
Lot Size	2 Lots	Book/Page 2028-0280	
Account	630018383	Current Owner	Legal Description
ParcelID	0765-00-011-003-0-000-00	LACLAIRE BOBBIE JUNE	DEXTER'S 2ND BLK 11 LOT 3
Situs	00805 N MINNESOTA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	805 N MINNESOTA AVE	
Block/Lot	0011 / 0003	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2017-0062	
Account	630018305	Current Owner	Legal Description
ParcelID	0765-00-004-005-0-000-00	FIRST INDIAN BAPTIST CHURCH	DEXTER'S 2ND BLK 4 LOT 5 LAND 300 IMP. 2130
Situs			
Sec/Twn/Rng		XXXXXXXX	
Subdivision	DEXTERS 2ND	MINNESOTA & DARROW	
Block/Lot	0004 / 0005	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page	
Account	630018318	Current Owner	Legal Description
ParcelID	0765-00-005-006-0-000-00	EDMONSON TOMMY & ADENIA	DEXTER'S 2ND BLK 5 LOT 6
Situs	00731 N PENNSYLVANIA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	4031 FRED STEVENS LN	
Block/Lot	0005 / 0006	CHOCTAW OK 73020-	
Lot Size	1 Lots	Book/Page 2021-3832	
Account	630018306	Current Owner	Legal Description
ParcelID	0765-00-004-006-0-000-00	ON POINT PROPERTIES LLC	DEXTER'S 2ND BLK 4 LOT 6
Situs	00715 N MINNESOTA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	31 VIVIAN TERRACE	
Block/Lot	0004 / 0006	SHAWNEE OK 74804-	
Lot Size	1 Lots	Book/Page 2023-5030	
Account	630018373	Current Owner	Legal Description
ParcelID	0765-00-010-004-0-000-00	TAHERI JIM	DEXTER'S 2ND BLK 10 LOT 4
Situs	00807 N PENNSYLVANIA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	807 N PENN	
Block/Lot	0010 / 0004	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 2007-4460	
Account	630018308	Current Owner	Legal Description
ParcelID	0765-00-004-008-0-000-00	BLUE PEACHES LLC	DEXTER'S 2ND BLK 4 LOT 8
Situs	00730 N PENNSYLVANIA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	43607 MOCCASIN TRAIL RD	
Block/Lot	0004 / 0008	MEEKER OK 74855-	
Lot Size	1 Lots	Book/Page 2021-7061	
Account	630018382	Current Owner	Legal Description
ParcelID	0765-00-011-002-0-000-00	CROSS LORI ANN & RICKY BRUCE SR	DEXTER'S 2ND BLK 11 LOT 2
Situs	00803 N MINNESOTA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	803 N MINNESOTA AVE	
Block/Lot	0011 / 0002	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 2022-4158	



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Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

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Account List

Account	Current Owner	Legal Description
Account 630018405 ParcelID 0765-00-012-012-0-000-00 Situs 00802 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0012 / 0012 Lot Size 1 Lots	Current Owner BYRD STEVEN GLEN 802 N MINNESOTA SHAWNEE OK 74801-000C Book/Page 2014-3340	DEXTER'S 2ND BLOCK 12 LOT 12
Account 630018404 ParcelID 0765-00-012-011-0-000-00 Situs 00804 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0012 / 0011 Lot Size 1 Lots	Current Owner BYRD STEVEN GLEN 802 N MINNESOTA AVE SHAWNEE OK 74801-000C Book/Page 2014-3772	DEXTER'S 2ND BLK 12 LOT 11
Account 630018372 ParcelID 0765-00-010-003-0-000-00 Situs 00805 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0010 / 0003 Lot Size 1 Lots	Current Owner PINE RIDGE INVESTMENTS LLC 3400 E FOREST PARK DR OKLAHOMA CITY OK 73121-2228 Book/Page 2022-2276	DEXTER'S 2ND BLK 10 LOT 3
Account 630018392 ParcelID 0765-00-011-012-0-000-00 Situs 00802 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0012 Lot Size 1 Lots	Current Owner PRYOR ROBERT & MONICA 105280 S 3440 RD MEEKER OK 74855-000C Book/Page 2014-6265	DEXTER'S 2ND BLK 11 LOT 12 (2006 9258)
Account 630018371 ParcelID 0765-00-010-001-0-000-00 Situs 00801 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0010 / 0001 Lot Size 1 Lots	Current Owner CRAWFORD ANGELA LIVING TRUST P O BOX 462 SHAWNEE OK 74802-0462 Book/Page 2017-9205	DEXTER'S 2ND BLK 10 LOT 1
Account 630018307 ParcelID 0765-00-004-007-0-000-00 Situs 00732 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0004 / 0007 Lot Size 1 Lots	Current Owner TUTTLE AMBROYSHA M 732 N PENNSYLVANIA AVE SHAWNEE OK 74801-6336 Book/Page 0185-6406	DEXTER'S 2ND BLK 4 LOT 7
Account 630018390 ParcelID 0765-00-011-010-0-000-00 Situs 00812 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0010 Lot Size 1 Lots	Current Owner TABLETOP INVESTMENTS LLC 12608 ARROWHEAD DR OKC OK 73120-000C Book/Page 2019-3324	DEXTER'S 2ND BLK 11 LOT 10
Account 630018384 ParcelID 0765-00-011-004-0-000-00 Situs 00809 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0004 Lot Size 1 Lots	Current Owner LONG RONALD J & JANICE L 809 N MINNESOTA SHAWNEE OK 74801-000C Book/Page 2533-0319	DEXTER'S 2ND BLK 11 LOT 4
Account 630018317 ParcelID 0765-00-005-005-0-000-00 Situs 00729 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0005 Lot Size 1 Lots	Current Owner D & K HOUSING LLC 439 E WALLACE SHAWNEE OK 74801-000C Book/Page 2017-3524	DEXTER'S 2ND BLK 5 LOT 5



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Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

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Account List

Account	Current Owner	Legal Description
630018381 ParcelID 0765-00-011-001-0-000-00 Situs 00801 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0001 Lot Size 1 Lots Book/Page 2005-0991	HITTELL JAMES ALBERT 801 N MINNESOTA SHAWNEE OK 74801-000C	DEXTER'S 2ND BLK 11 LOT 1
630018391 ParcelID 0765-00-011-011-0-000-00 Situs 00808 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0011 Lot Size 1 Lots Book/Page 2019-3318	TABLETOP INVESTMNETS LLC 12608 ARROWHEAD DR OKC OK 73120-000C	DEXTER'S 2ND BLK 11 LOT 11
630018389 ParcelID 0765-00-011-009-0-000-00 Situs 00816 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0011 / 0009 Lot Size 1 Lots Book/Page 2019-3322	TABLETOP INVESTMENTS LLC 12608 ARROWHEAD DR OKC OK 73120-000C	DEXTER'S 2ND BLK 11 LOT 9
630018323 ParcelID 0765-00-005-011-0-000-00 Situs 00914 N TUCKER Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0011 Lot Size Lots Book/Page 2014-1124	SNODGRASS NELDA J 914 N TUCKER SHAWNEE OK 74801-000C	DEXTER'S 2ND BLK 5 LOT 11 LAND 630 IMP 650
630018321 ParcelID 0765-00-005-009-0-000-00 Situs 00920 N TUCKER Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0009 Lot Size 1 Lots Book/Page 2022-7306	LAPACH FRED RAY & TAMMY LYNN 2022 REVOCABLE TRUST 211 E SEVERN SHAWNEE OK 74801-	DEXTER'S 2ND BLK 5 LOT 9
630018322 ParcelID 0765-00-005-010-0-000-00 Situs 00916 N TUCKER Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0010 Lot Size 1 Lots Book/Page 2008-0389	POWELL FAWN 916 N TUCKER SHAWNEE OK 74801-000C	DEXTER'S 2ND BLK 5 LOT 10 LAND 630 IMP 1570
630018324 ParcelID 0765-00-005-012-0-000-00 Situs 00902 N TUCKER Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0012 Lot Size 1 Lots Book/Page 2022-5895	ROARK JERRY & LISA 902 N TUCKER SHAWNEE OK 74801-	DEXTER'S 2ND BLK 5 LOT 12
630010975 ParcelID 0000-18-010-004-0-020-00 Situs 00501 E DARROW Sec/Twn/Rng 18-10N-4E Subdivision Block/Lot Lot Size 0.2500 Acres Book/Page 2022-2272	ROBERTS STANLEY R & ANDREW THOMAS 501 E DARROW ST SHAWNEE OK 74801-	93-SU ADJ DEXTER'S 2ND BEG 60'S & 16'W SW/C BLK 4 S109' E176' N109' W176' POB.LESS .19 AC 2011-12827
630050024 ParcelID 0000-18-010-004-0-020-01 Situs 00505 E DARROW Sec/Twn/Rng 18-10N-4E Subdivision Block/Lot Lot Size 0.1900 Acres Book/Page 2012-0205	WRIGHT KEITH & MACHELLE 1212 TURNBERRY CIR SHAWNEE OK 74801-000C	BEG 60'S & 84'E OF SW/C BLK 4 DEXTERS 2ND TH E76' S109' W76' N109' POB



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Parcel Map and Account Listing

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Account List

Account	Current Owner	Legal Description
630018313 ParcelID 0765-00-005-001-0-000-00 Situs 00721 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0001 Lot Size 1 Lots	HACKLER JUANITA C 721 N PENNSYLVANIA AVE SHAWNEE OK 74801- Book/Page 2022-1006	DEXTER'S 2ND BLK 5 LOT 1 TOD TO BRYAN ERIC JOHNSON 2022-12201
630018299 ParcelID 0765-00-003-009-0-000-00 Situs 00708 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0003 / 0009 Lot Size 1 Lots	JONES MICHAEL & MARILYN 44308 WESTECH RD SHAWNEE OK 74804-000C Book/Page 2014-8561	DEXTER'S 2ND BLK 3 LOT 9
630018312 ParcelID 0765-00-004-012-0-000-00 Situs 00720 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0004 / 0012 Lot Size 1 Lots	HARRIS ZONADA FAYE 2765 S HARRAH RD HARRAH OK 73045- Book/Page 2022-1679	DEXTER'S 2ND BLK 4 LOT 12
630018300 ParcelID 0765-00-003-010-0-000-00 Situs 00706 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0003 / 0010 Lot Size 1 Lots	JONES HAROLD P JR & KERI 706 N MINNESOTA SHAWNEE OK 74801-000C Book/Page 2348-0037	DEXTER'S 2ND BLK 3 LOT 10
630018311 ParcelID 0765-00-004-011-0-000-00 Situs 00724 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0004 / 0011 Lot Size 1 Lots	WAPSKINEH RONALD 724 N PENNSYLVANIA SHAWNEE OK 74801-000C Book/Page 2017-2492	DEXTER'S 2ND BLK 4 LOT 11
630018315 ParcelID 0765-00-005-003-0-000-00 Situs 00725 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0003 Lot Size 1 Lots	HOUSING AUTH OF THE CITY OF SHAWNEE P O BOX 3427 SHAWNEE OK 74802-000C Book/Page	DEXTER'S 2ND BLK 5 LOT 3 LAND 200
630018302 ParcelID 0765-00-003-011-0-001-00 Situs 00704 N MINNESOTA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0003 / 0011 Lot Size 1 Lots	GRUNDEN RONALD R 704 N MINNESOTA SHAWNEE OK 74801-000C Book/Page 2004-6175	DEXTER'S 2ND BLK 3 E90' LOTS 11 & 12
630018316 ParcelID 0765-00-005-004-0-000-00 Situs 00727 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0005 / 0004 Lot Size 1 Lots	COFFEY WESLEY P & DAVID W COFFEY & SUSAN J STEELE 344373 E 1000 RD MEEKER OK 74855-000C Book/Page 2019-9618	DEXTER'S 2ND BLK 5 LOT 4
630018310 ParcelID 0765-00-004-010-0-000-00 Situs 00726 N PENNSYLVANIA Sec/Twn/Rng Subdivision DEXTERS 2ND Block/Lot 0004 / 0010 Lot Size 1 Lots	HARJO SHARON MELODY PO BOX 3606 SHAWNEE OK 74802-360E Book/Page 2008-3011	DEXTER'S 2ND BLK 4 LOT 10



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Parcel Map and Account Listing

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Account	630018314	Current Owner	Legal Description
ParcelID	0765-00-005-002-0-000-00	BIBB LLEWELLYN VIRGINIA	DEXTER'S 2ND BLK 5 LOT 2
Situs	00723 N PENNSYLVANIA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	723 N PENNSYLVANIA	
Block/Lot	0005 / 0002	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2017-4573	
Account	630018309	Current Owner	Legal Description
ParcelID	0765-00-004-009-0-000-00	FIRST INDIAN BAPTIST CHURCH	DEXTER'S 2ND BLK 4 LOT 9
Situs	00728 N PENNSYLVANIA		
Sec/Twn/Rng			
Subdivision	DEXTERS 2ND	P O BOX 1561	
Block/Lot	0004 / 0009	SHAWNEE OK 74802-000C	
Lot Size	1 Lots	Book/Page 2016-1357	
Account	630018303	Current Owner	Legal Description
ParcelID	0765-00-004-001-0-000-00	FIRST INDIAN BAPTIST CHURCH	DEXTER'S 2ND BLK 4 LOTS 1 THRU 3 LAND 105
Situs			
Sec/Twn/Rng		XXXXXXXX	
Subdivision	DEXTERS 2ND	MINNESOTA & DARROW	
Block/Lot	0004 / 0001	SHAWNEE OK 74801-000C	
Lot Size	Lots	Book/Page	
Account	630018304	Current Owner	Legal Description
ParcelID	0765-00-004-004-0-000-00	FIRST INDIAN BAPTIST CHURCH	DEXTER'S 2ND BLK 4 LOT 4 LAND 35 IMP. 1565
Situs			
Sec/Twn/Rng		XXXXXXXX	
Subdivision	DEXTERS 2ND	MINNESOTA & DARROW	
Block/Lot	0004 / 0004	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page	