AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
DECEMBER 4TH, 2019 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST

1) Roll Call

2) Consideration of approval of the minutes from the regular meeting of the Planning Commission on November 6th, 2019

3) Citizens' Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)

4) Case #P21-19 – Public hearing and consideration of approval of a rezone request from A-1 (Rural Agricultural) to C-3 (Highway Commercial) for a 4.68-acre property, located 250 feet south of the southwest corner of Highway 102 and Lake Road
Applicant: Linda Nowlin

5) Case #P22-19 – Public hearing and consideration of approval of a conditional use permit for a manufactured home for a 6.4-acre property, located at 39182 Clearpond Road
Applicant: Karen Hinrichs

6) Case #P14-19 – Public hearing and consideration of approval of a rezone request from RE (Residential Estate) to C-3 (Highway Commercial) for a 2.58-acre property, located at 39405 West MacArthur Street
Applicant: Gregory Peck

7) Planning Director's Report

8) Commissioners Comments and/or New Business

9) Adjournment

PLANNING COMMISSION MINUTES
DATE: NOVEMBER 6TH, 2019

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, November 6th, 2019, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Deem, Walker, Bergsten, Rowell, Kienzle, Melot
Absent: Matthews

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the regular meeting of the Planning Commission on October 2nd, 2019**

Chairman Bergsten asked Commissioners for any comments, questions, or a vote. Commissioner Walker made a motion to approve the minutes; seconded by Commissioner Deem.

Motion passed:
AYE: Deem, Walker, Bergsten, Rowell, Melot
NAY:
ABSTAIN: Kienzle

AGENDA ITEM NO.3: **Citizens' Participation**

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward.

No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO.4: **Consideration of approval of the election of a Vice-Chair of the Planning Commission**

Chairman Bergsten asked for a nomination. Commissioner Walker made a motion to nominate Commission Kienzle as Vice-Chair; seconded by Commissioner Melot

Motion passed:
AYE: Deem, Walker, Bergsten, Rowell, Melot
NAY:
ABSTAIN: Kienzle

AGENDA ITEM NO.5: **Consideration of approval of the 2020 Schedule of Regular Meetings for the Planning Commission**

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Melot made a motion to approve the 2020 schedule; seconded by Commissioner Walker.

Motion passed:
AYE: Deem, Walker, Bergsten, Rowell, Kienzle, Melot
NAY:
ABSTAIN:

AGENDA ITEM NO.9: **Planning Director's Report**

Planning Director Rebecca Blaine stated Item P14-19 has been deferred until next month on his request. Director Blaine stated that at the Quad-State Conference in Tulsa, Oklahoma, the state has a medical marijuana dispensary for every twelve license holders. She stated the current fee schedule for commercial medical marijuana licenses does not cover the cost of staff time, and the City will be looking into increasing those fees soon.

Director Blaine described her experience with the Rose District tour in downtown Broken Arrow, Oklahoma. She stated they created a TIF district, which has resulted in impressive results for them.

Director Blaine stated her and City Commissioner Ed Bold went on the Bus Rapid Transit Tour in Tulsa, Oklahoma. She stated that has started a public dialogue in Shawnee on public transit.

AGENDA ITEM NO. 10: **Commissioners Comments and/or New Business**

Commissioner Deem asked Director Blaine if she learned anything from the Quad-State conference that she would like to bring to Shawnee. She stated bikability and quality of life were major themes in the conference. Chairman Bergsten stated that he was amazed when we went to Bentonville and saw all the new construction. Commissioner Melot noted the economic value of bikability. Commissioner Walker stated there would be up to three hundred bikers in downtown Shawnee.

Commissioner Deem asked what the timeline is on the bikelanes on Broadway. Director Blaine stated that project would be going up for RFQ soon. Commissioner Melot stated that something to remember about this project is that it is a beautification project to calm traffic and create a beautify connector freeway to downtown. She summarized the process of public engagement Blue Zones conducted. She stated on-street parking and bike lanes can co-exist. She stated there will also be lighting added to the area. Chairman Bergsten stated the only concern he has heard is regarding parking. Commissioner Melot stated she hears a wide range of comments.

Chairman Bergsten asked Director Blaine if she has noticed a slowdown of dispensary startups. She stated the Planning Department still receives a lot of application. She asked Assistant City Planner Joseph Barker to confirm if there are seventeen dispensaries. Mr. Barker stated it is around that number. Director Blaine stated they have received nuisance complaints regarding odor control.

Director Blaine stated Shawnee has an unusual number of dispensaries. She stated the City requires nothing more than what the State does. Chairman Bergsten expressed concern about what the number of dispensaries says about Shawnee. Director Blaine stated she believes the number of dispensaries will eventually go down. Commissioner Melot stated the entire state of Arkansas only has thirty-three dispensaries. She stated they limit the number of licenses granted. Commissioner Walker stated the market will self-regulate. Commissioner Kienzle expressed concern at the amount of demand for marijuana. Commissioner Rowell asked Director Blaine to clarify that there is one dispensary for every twelve patient licenses. Director Blaine stated there are e-doctors that approve patients for medical marijuana licenses. Commissioner Melot stated the review time for patient licenses is very short. Commissioner Rowell asked if the City has any responsibility for monitoring growing establishments. Director Blaine stated the City as the building code and fire code. She stated the new state regulations clarified what counts as a school.

Commissioner Deem asked Director Blaine for an update with Shawnee Mill. Director Blaine stated progress has stopped on bringing the business up to conformity, and that she will consult leadership on how to move forward.

Commissioner Deem asked what the best way to address tree preservation. She noted that OG&E leaves trees in poor shape. Commissioner Kienzle stated she has complained about this before. Director Blaine stated the City does not have an ordinance that address that to her knowledge. She stated that could be a conversation to start with OG&E. Commissioner Deem asked who could have that conversation. Director Blaine stated it could be the Planning Commission or the City Manager. Commissioner Kienzle stated the trees that look the worst look that because they are planted in the wrong place. Commissioner Walker stated a light pole has been down on Broadway for six months.

Commissioner Deem asked Director Blaine what is happening with Phase II of the Market Place. Director Blaine stated nothing has happened.

Commissioner Melot stated the City Manager is hosting a complete streets training session on November 18th, 2019. She stated the Oklahoma Department of Transportation is pursuing a complete streets policy as a state. She stated that on November 19th, 2019, a form-based code training session will be hosted as well.

AGENDA ITEM NO.11: **Adjournment**

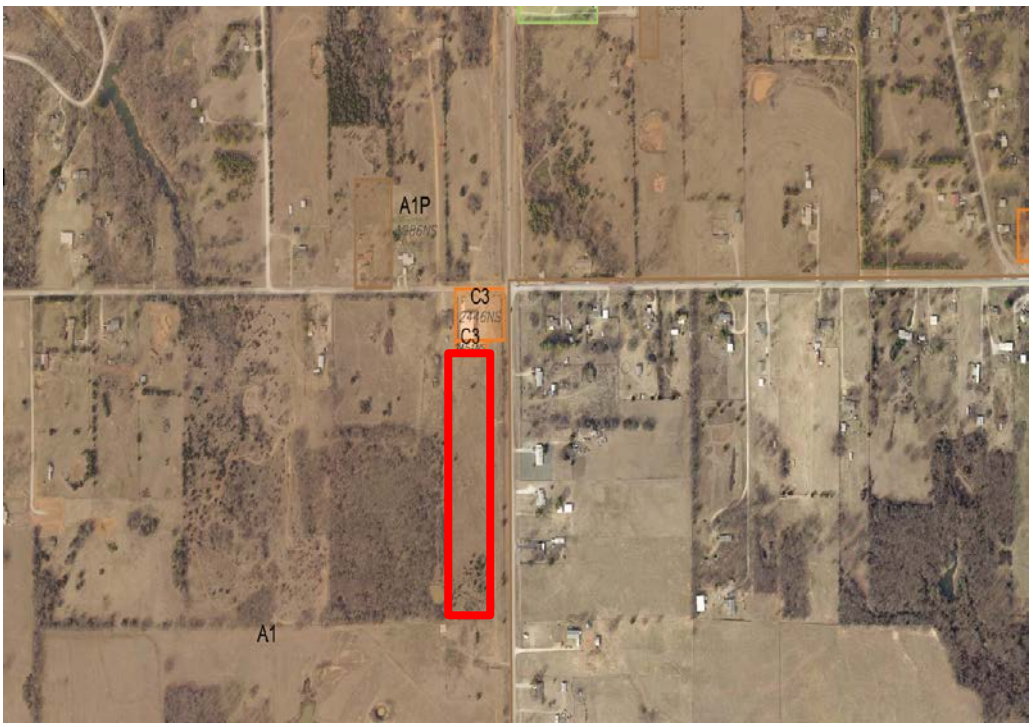
Meeting was adjourned.

_____
Chairman/Vice-Chairman

Joseph Barker
Planning Commission Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P21-19 PUBLIC HEARING DATE: December 4th, 2019 CITY COMMISSION DATE: December 16th, 2019
APPLICANT: **Linda Nowlin**	**28 Janice Lane Shawnee, Oklahoma, 74801**	
PROPERTY ADDRESS/LOCATION: **250 feet south of southwest corner of Highway 102 and Lake Road**		

The applicant, Linda Nowlin, is requesting a rezone from A-1 to C-3 on a strip of land 250 feet south of the southwest corner of Highway 102 and Lake Road. The stated proposed use is for a commercial development.



EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	SUBDIVISION:	PROPERTY SIZE:
A-1	Vacant	A-1 (Rural Agricultural) C-3 (Highway Commercial)	N/A	4.68 acres

STAFF RECOMMENDATION

The applicant has stated they intend to sell the lot. The subject site is 4.68 acres in size. Adjacent properties are zoned A-1 (Rural Agricultural), and C-3 (Highway Commercial). There is one commercially zoned property adjacent to the north of this strip of land. The 2019 Comprehensive Plan has parts of this property designated as intended for lake oriented commercial, and part of it for agriculture/open space. C-3 fits the intent of lake oriented commercial areas.

The rezone is required to conform to Section 22-165.2 of the Zoning Code, "Uses [in commercial districts]," which assures that the C-3 zoning district is used to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments. There is no specific proposed use. The rezone is also required to conform to Section 22-165.4 of the Zoning Code, "Dimensional Standards [in commercial districts]." If rezoned to C-3, it would conform to these standards.

The subject request is in conformance with City Zoning Code and the 2019 Comprehensive Plan. Therefore, Staff hereby recommends approval of the requested rezone from A-1 (Rural Agricultural) to C-3 (Highway Commercial).

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

PLANNING COMMISSION APPLICATION

City of Shawnee OKLAHOMA

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

For Office Use Only
Case Number: PJ1-19
Project Number: 190954
Date Filed: ~~10-2-19~~ 10/9/2019
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_____District to _____District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): _____

LEGAL DESCRIPTION: See attachment

PROPERTY OWNER (S): Gerald & Linda Nowlin Trust Trustees

PROPERTY AGENT **(APPLICANT):** _____

APPLICANT'S ADDRESS: 28 Janice Ln

CITY: Shawnee STATE: OK ZIP: 74801

EMAIL ADDRESS: _____

TELEPHONE NUMBER: (405) 275-1799 CONTACT NUMBER: (405) 570-3957

DIMENSIONS OF PROPERTY: AREA: 4.68 A WIDTH: 208.7'
LENGTH: 1067.32' FRONTAGE: 1067.32'

CURRENT ZONING: A-1 **CURRENT USE:** VACANT

PROPOSED ZONING: C-3 **PROPOSED USE:** Commercial

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.

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

Gerald W. Nowlin Linda Nowlin (Trust)
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE $ 550.00
SIGN DEPOSIT $ 50.00
(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____
CITY COMMISSION ACTION: _____ **DATE:** _____
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

City of Shawnee OK
405-878-1666

REC#: 02356214 11/08/2019 2:51 PM
OPER: SB TERM: 021
REF#: 7102
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190954 280.00CR
NOWLIN, LINDA
NONE
Z-REZONING 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

201900010315
Filed for Record in
POTTAWATOMIE OKLAHOMA
RAESHEL FLEWALLEN, COUNTY CLERK
09-24-2019 At 01:02 pm.
DEED 19.00

Instrument PG 1 OF 4
201900010315

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That Gerald W. Nowlin and Linda L. Nowlin, Trustees of the Gerald W. Nowlin and Linda L. Nowlin 2000 Revocable Trust, under Agreement dated August 16, 2000, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer, assign and deliver unto Gerald W. Nowlin and Linda L. Nowlin, Trustees of the Gerald W. Nowlin and Linda L. Nowlin 2000 Revocable Trust, under Agreement dated August 16, 2000, at 28 Janice Lane, Shawnee, Oklahoma 74801, the real property and premises in Pottawatomie County, Oklahoma, fully described as follows:

> A tract of land lying in a part of the East 30.00 acres of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Twenty-three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, and further described by Charles Reed PLS No. 1660 on July 1, 2019 as commencing at the Northeast Corner (NE/C) of the NE/4 of said Section 23; thence S00°27'56"E along the East line of said NE/4 a distance of 250.00 feet; thence S89°27'23W a distance of 106.25 feet to a point on the present West right of way line of Highway 102 also being the point of beginning; thence S89°27'23"W a distance of 193.75 feet; thence S00°27'56"E a distance of 1067.06 feet to a point on the South line of said NE/4 NE/4; thence N89°30'21"E along said South line a distance of 208.70 feet, to a point on the present West right of way line of Highway 102; thence N00°36'17"W along said West right of way line a distance of 225.78 feet (Record) – (Measured 225.80 feet); thence N04°19'26W continuing along said West right of way line a distance of 200.42 feet; thence N00°36'17"W continuing along said West right of way line a distance of 625.00 feet; thence N01°36'11"E continuing along said West right of way line a distance of 16.47 feet to the point of beginning, containing 4.86 acres, more of less & subject to all recorded easements and rights of way thereof; having a basis of bearing of S00°27'56"E from Less and Except Deed to the State, baseline being the East line of said NE/4;

together with the buildings, structures and improvements thereon.

To have and to hold the above described property with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said grantee herein and its successors and assigns forever.

Witness my hand this 20th day of September, 2019.

GERALD W. NOWLIN AND LINDA L. NOWLIN
2000 REVOCABLE TRUST, UNDER AGREEMENT
DATED AUGUST 16, 2000

BY: _____
GERALD W. NOWLIN, TRUSTEE

BY: _____ Trustee
LINDA L. NOWLIN, TRUSTEE

POTTAWATOMIE COUNTY, OK. COUNTY CLERK

MEMORANDUM OF TRUST ATTACHED HERETO - 60 O.S. §175(6) (a).

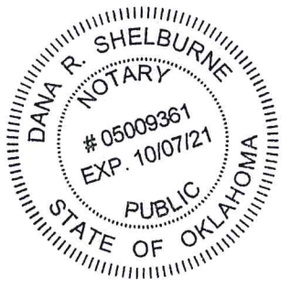
EXEMPT FROM DOCUMENTARY STAMP TAX - 68 O.S. §3202(4).

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF POTTAWATOMIE)

Before me, in and for said County and State, on this 20th day of September, 2019, personally appeared Gerald W. Nowlin and Linda L. Nowlin 2000 Revocable Trust, under Agreement dated August 16, 2000, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

[S E A L]



Dana R Shelburne
NOTARY PUBLIC

Return to:
James T. Stuart
Stuart & Clover
PO Box 1925
Shawnee, OK 74802-1925

DOC STAMPS $97.50 TAX ID# #SH47222 FIRST AMERICAN TITLE & TRUST COMPANY
RETURN TO: GERALD W. NOWLIN

JOINT TENANCY
WARRANTY DEED
(Individual Form)

That **HAROLD A. HENFLING and THERESA P. HENFLING, Husband and Wife** Parties of the first part, in consideration of the sum of TEN & NO/100---------- and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **GERALD W. NOWLIN and LINDA NOWLIN, Husband and Wife** as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property and premises situate in POTTAWATOMIE County, State of Oklahoma, to-wit:.

The East 30 acres of the North Half of the Northeast Quarter (N/2 NE/4) of Seciton Twenty-three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

PROPERTY ADDRESS: RT. 6 BOX 228, SHAWNEE, OK 74801

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 28th day of February, 1996.

Harold A. Henfling
HAROLD A. HENFLING

Theresa P. Henfling
THERESA P. HENFLING

INDIVIDUAL ACKNOWLEDGMENT-OKLAHOMA FORM

STATE OF OKLAHOMA, County of POTTAWATOMIE, SS.

This instrument was acknowledged before me on **FEBRUARY 28, 1996**, by **HAROLD A. HENFLING and THERESA P. HENFLING, Husband and Wife.**

Given under my hand and seal the day and year last above written.

Debbie Reimers
DEBBIE REIMERS Notary Public

My commission expires **04-04-98**

W.O. #

First American Title Insurance Company
123 West Highland
Shawnee, OK 74801
Phone: (405)275-0266 / Fax: (866)721-6216

PR: SOCENT **Ofc:** 2199 (542)

Final Invoice

To: Linda Nowlin
28 Janice Lane
Shawnee, OK 74801

Invoice No.: 542 - 219953570
Date: 10/08/2019
Our File No.: 2446162-SH99
Title Officer:
Escrow Officer:
Customer ID: 5033794
Liability Amounts

Attention:
Your Ref.:

RE: **Property:**
33909 Lake Road , Shawnee, OK 74801

Buyers: Gerald W. & Linda Nowlin Trust
Sellers:

Description of Charge	Invoice Amount
Ownership Report	$300.00

INVOICE TOTAL **$300.00**

Comments: OWNERSHIP REPORT

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
PO Box 776119
Chicago, IL 60677-6119

CERTIFICATE OF BONDED ABSTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land lying in a part of the East 30.00 acres of the Northeast Quarter (NE4) of Section Twenty-three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma and further described by Charles Reed PLS No. 1660 on July 01, 2019 as COMMENCING at the Northeast Corner (NE/c) of the NE4 of said Section 23; THENCE S00°27'56" E along the East line of said NE/4 a distance of 250.00 feet; THENCE S89°27'23W a distance of 106.25 feet to a POINT ON THE PRESENT, West Right-of-way line of Highway 102, ALSO being the POINT OF BEGINNING; THENCE S89°27'23" W a distance of 193.75 feet; THENCE S00°27'56" E a distance of 1067.06 feet to a point on the South line of said NE4 NE4; THENCE N89°30'21" along said South line a distance of 208.70 feet, to a point on the present West Right-of-way Line of Highway 102; THENCE N00036'17" W along said West Right-of-way line a distance of 225.78 feet (Recorded) - (Measured 225.80 feet); THENCE N04°19'26" W continuing along said West Right-of-way line a distance of 200.42 feet; THENCE N00°36'17" W continuing along said West Right-of-way line a distance of 625.00 feet; THENCE N01°36'11" E continuing along said West Right-of-way line a distance of 16.47 feet to the POINT OF BEGINNING. Containing 4.86 acres MORE OR LESS & Subject to all Recorded Easements and Rights of Way therefore. Having a basis of bearing of S00°27'56" E from LESS & EXCEPT deed to the State, baseline being the East line of said NE/4 (AKA Tract A)

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: September 26, 2019 at 7:30 AM

First American Title Insurance Company

By: Michelle Cook

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2446162-SH99

OWNERSHIP LIST

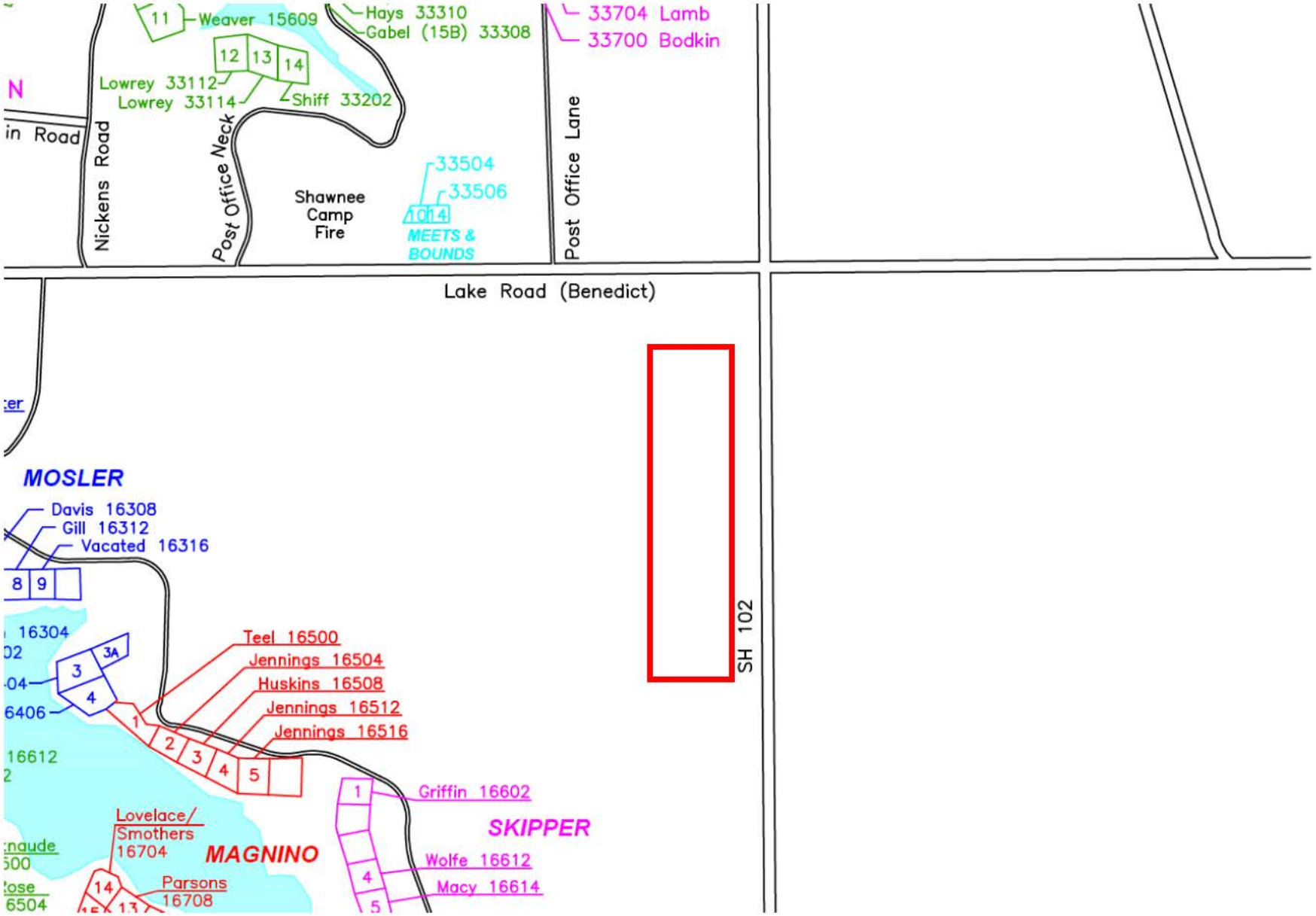
ORDER NO. 2446162

DATE PREPARED: October 8, 2019

EFFECTIVE DATE: September 26, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
NOWLIN GERALD W & LINDA TRUST 28 JANICE LN SHAWNEE, OK 74801			*E 30A OF N1/2 NE LESS TR 2011-6036 DES AS BEG NE/C NE TH S250' TH W300' TH N250' TH E300' POB & LESS 1.68 AC TO STATE 2012-14033 (N2 NE4 23-10N-2E)*
REALTY INCOME PROPERTIES 22LLC ATTN : PM DEPT #3300 SAN DIEGO, CA 92130			*BEGINNING NE/C NE/4 S250' W300' N250' E300' POB LESS A TRACT DESCRIBED AS BEGINNING NE/C NE/4 NE/4 S0*27"56'E250' S89*27"23'W106.25' N01*36"11'E250.18' N89*27"23'E97.22' POB (NE4 23-10N-2E)*
TICER GARY VAN & MARILYN A TICER & MICHAEL K SEARS 33701 LAKE RD SHAWNEE, OK 74801			*E1/2 W 50A N1/2 NE 23-10N-2E*
CHATHAM GARY W & BARBARA S 16500 HWY 102 SHAWNEE, OK 74801			*BEG 660'W SE/C NE W660' N330' E660' S330' POB & BEG 1320'W SE/C NE W1319. 91' N1314.7' E1976.36' S330' E660' S657.36' W1320' S330' POB (NE4 23-10N-2E)*
STATE (ODOT) 200 N E 21 ST OKC, OK 73105			*N2 NE4 SE4 SE4 23-10N-2E*
SECK HARRY F & MARGOJ 5206 S HARVARD UNIT# 210 TULSA, OK 74135			*BEG 33'W SE/C W325'7.5" N2640' E325'7.5" S2640' POB. LESS 5A TO LAKE LESS 1.79 TO DEPT OF TRANS 2012-945 & 946 (SE4 14-10N-2E)*

SPANGLER DAINA M & JOHN R 33904 LAKE RD SHAWNEE, OK 74801			BEG 358'7.5"W SE/C W84'1/2" N417'4" W208'7" N2212'6" E292' S2630'POB L&E W/2 NE NE SE CONVEYED TO LAKE BK 2331 PG 276 & TR BEG 651.3'W 623.3'N SE/C N1003.5' W325.625' S1003.5' E325.625' POB BK 2608 PG 134 (SE4 14-10N-2E)
MAY TOMMY O'NEAL & BETTY JUNE MAY REVOCABLE TRUST 33812 LAKE RD SHAWNEE, OK 74801			BEG 650.15'W SE/C SE N417.04' E208.07' S417.04' W208.07' POB (SE4 14-10N-2E)
WALKER ELMER LEE JR 14601 DRUMMOND RD SHAWNEE, OK 74804			BEG 651.3'W SE/C SE W325.75' N623.3' E325.75' S623.3' POB (SE4 14-10N-2E)
WUSHUR HAZARETALI 16109 HWY 102 SHAWNEE, OK 74801			BEG 27.42'N SW/C NW/4 NW/4 N321' N88*39'E284.73' E705.31' S321' W990' POB (NW4 24-10N-2E)
CARLILE GARY & RHONDA 16105 HWY 102 SHAWNEE, OK 74801			BEG 348.42'N SW/C NW/4 NW/4 N223' E990' S223' W705.31' S88*39'W284.73' TO POB (NW4 24-10N-2E)
POUND EVERETT L P O BOX 222 SHAWNEE, OK 74802			BEG 523'S NW/C S223' E990' N310.4' W400' S87.4' W590' TO POB. (NW4 24-10N-2E)
GIRTY PEGGY SUE 16005 HWY 102 SHAWNEE, OK 74801			BEG 300'S NW/C E590' S223' W590' N223' TO POB. (NW4 24-10N-2E)
RANDOLPH BOBBY G & KEITH A RANDOLPH 4 HARDESTY DRIVE SHAWNEE, OK 74801			BEG NW/C NW NW E392' S300' W392' N300' TO POB. (NW4 24-10N-2E)


11
Weaver 15609
Hays 33310
Gabel (15B) 33308
33704 Lamb
33700 Bodkin
12
13
14
Lowrey 33112
Lowrey 33114
Shiff 33202
N
in Road
Nickens Road
Post Office Neck
Shawnee Camp Fire
33504
33506
1014
MEETS & BOUNDS
Post Office Lane
Lake Road (Benedict)
MOSLER
Davis 16308
Gill 16312
Vacated 16316
8
9
16304
3
3A
4
Teel 16500
Jennings 16504
Huskins 16508
Jennings 16512
Jennings 16516
1
2
3
4
5
16612
Griffin 16602
SKIPPER
Lovelace/
Smothers
16704
MAGNINO
Wolfe 16612
Macy 16614
Parsons
16708
14
SH 102

Planning Department
222 N. Broadway, Shawnee, OK 74801

City of Shawnee OKLAHOMA

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

Application for Lot Split (short form subdivision)

The Short Form Subdivision process is used to create up to three lots within a tract or previously subdivided parcel under single ownership. No more than three tracts, parcels or lots can be created or approved based on the original legal description submitted at the time of original application for land subdivision. Short Form Subdivision applications are reviewed in accordance with Article III, Section 30 of the Shawnee Subdivision Ordinance. Review may be administrative (10 days) or may require Planning Commission and City Commission approval, if dedications are required or as otherwise determined by the Director.

	Applicant (Property 1)
Name	Gerald + Linda Nowlin
Mailing Address	28 Janice Ln Shawnee, OK 74801 City State Zip
Contact Information	Phone/Cell: 405-275-1799 Fax: ~~Fax:~~ Ph. 405 570-3957 Email:
Site Address	102 + hk Rd Next to the South Dollar General
Contact/Agent *Address*	Name: Gerald or Linda Nowlin Shawnee, OK 74801 City State Zip
Contact Number	Phone/Cell: 405-275-1799 405 570 - 3957 Fax: Email:
Zoning	A-1

Affidavit and Certification:

The undersigned person(s), having an interest in the above-described property, hereby submit this Application in accordance with the provision of the Shawnee Subdivision Regulations and Shawnee Zoning Code; do hereby certify that the information given herein and attached is true and correct to the best of my/our knowledge and belief.

Linda Nowlin Trust 10-2-2019

Owner's Signature **Date**

CITY OF SHAWNEE
222 N. BROADWAY
SHAWNEE, OK 74801

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

Please provide dimensions of each proposed tract:

	Tract A	Tract B	Tract C
Area	4.86 A		
Width	208.70'		
Length	1067.32'		
Frontage	1067.32		

Note: If the above dimensions do not meet applicable minimum zoning standards, the short form subdivision application will be denied.

Application for Short Form Subdivision shall be filed with the Director. Deed approval application submittal requirements shall consist of the following (pursuant to Section 30.2.2 of the Shawnee Subdivision Code):

Applicant Checklist	Required Submittal Information	Staff/Office Checklist
	A deed on each tract with legal description to be approved.	
	Copy of original deeds and legal descriptions.	
	A certified survey, prepared by a land surveyor, registered in the State of Oklahoma showing the following: a. Each new tract being formed shall be labeled "Tract A, Tract B and/or Tract C"; b. The legal description of the original tract and each new tract being created by the subdivision; c. Scale, north arrow and date; d. Name and address of owner of record; e. Key map showing the location of the subject tract, parcel or lot referenced to existing and proposed major streets and government section lines; f. Location of existing structures, dedicated and/or private streets where they adjoin; g. Easements and location of public utilities to serve the tract, parcel or lot showing widths where applicable; and h. Original signatures and seal of the registered land surveyor preparing the plat of survey properly notarized.	*For staff and office use only at time of submittal*
	Deed of tracts or lots bordering the proposed deed approval if deemed necessary by the Director.	

CITY OF SHAWNEE
222 N. BROADWAY
SHAWNEE, OK 74801

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

	All instruments for dedication of required public easements and rights-of-way. This shall mean, in cases where private easements are required, that the applicant must submit certified copies of the instrument(s) filed of record with the County Clerk.	
	Percolation test results approved by the Health Department, if applicable.	
	Application fee of $75.00	

****

(OFFICE USE ONLY)

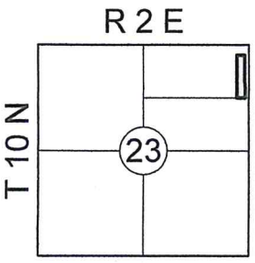
Permit Number:_____

Amount Pd:_____ **Date:**_____

Assigned to:_____

Form Last Updated: 1/23/09

BOUNDARY SURVEY



LOCATION MAP
NO SCALE

SCALE
1" = 200'

LEGEND

- EXISTING CORNER
- SET 3/8" REBAR AND CAP #1660
- BROKEN SCALE
- FENCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- U/E UTILITY EASEMENT

FOUND 3/8" RE-BAR & CAP LS 1660 NW/c NE/4
S89°27'23"W 1646.87'

N89°27'23"E 692.01' SECTION LINE N89°27'23"E 300.00'

33' STATUTORY ROW

P.O.C. FOUND 1" ROD 1.4' DEEP NE/c N/2 NE/4 SEC. 23 T10N-R2E

REC.# 2011 6038
NOT A PART OF SURVEY SHOWN FOR INFORMATIONAL PURPOSE

N00°27'56"W 250.00'

S00°27'56"E 250.00'

P.O.B.

193.75' S89°27'23"W

106.25' S89°27'23"W

N01°36'11"E 16.47'

SECTION LINE

SHOWN FOR INFORMATIONAL PURPOSE

THE REMAINING AREA OF A PART OF THE EAST 30 AC. OF THE N/2 NE/4

N00°27'56"W 1319.46'

S00°27'56"E 1317.06'

TRACT "A"
A PART OF THE EAST 30.00 ACRES OF THE NE/4 NE/4
CONTAINING 4.86 AC.+-

16' U/E REC.# 2012 14034

N00°36'17"W 625.00' REC. # 2012 14033 W.D.

HWY 102 ROW

S00°27'56"E 1067.32'

N04°19'26"W 200.42'

N00°36'17"W 225.80' (M) 225.78' (R)

FOUND 1" ROD 1.4' DEEP SW/c N/2 NE/4 SEC. 23 T10N-R2E

1624.93' S89°30'21"W

692.02' S89°30'21"W

1/16th LINE

208.70' N89°30'21"E

S89°30'21"W (M) S89°31'08"W (R) 91.30'

S00°27'56"E 1317.32'

SE/c NE/4 SEC. 23

CERTIFICATE OF SURVEY
DATE OF SURVEY JULY 1, 2019

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF PARENT TRACT

THE EAST 30.00 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. (REC. # 2000 11401)

LESS & EXCEPT

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/c NE/4) OF SECTION TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF: THENCE S 00°28'07" E A DISTANCE OF 250 FEET; THENCE S 89°27'16" W A DISTANCE OF 300 FEET; THENCE N 00°28'07" W A DISTANCE OF 250 FEET TO THE NORTH LINE OF SAID NE/4; THENCE N 89°27'16" E A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING. (REC. # 2011 6035)

AND LESS & EXCEPT THAT PART DEEDED TO THE STATE FOR HIGHWAY PURPOSE

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE N/2 NE/4 OF SECTION 23, T 10N, R 2E, IN POTTAWATOMIE COUNTY, OKLAHOMA. SAID PARCEL OF LAND DESCRIBED BY MEETS & BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID N/2 NE/4, THENCE S89°31'08"W ALONG THE SOUTH LINE OF SAID N/2 NE/4 A DISTANCE OF 91.30 FEET, THENCE N00°36'17"W A DISTANCE OF 225.78 FEET, THENCE N04°19'26"W A DISTANCE OF 200.42 FEET, THENCE N00°36'17"W A DISTANCE OF 625.00 FEET, THENCE N01°36'11"E A DISTANCE OF 16.47 FEET, THENCE N89°27'23"E A DISTANCE OF 106.25 FEET TO A POINT ON THE EAST LINE OF SAID N/2 NE/4, THENCE S00°27'56"E ALONG SAID EAST LINE A DISTANCE OF 1067.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.68 ACRES, MORE OR LESS OF NEW RIGHT-OF-WAY, THE REMAINING AREA INCLUDED IN THE ABOVE DESCRIPTION BEING RIGHT-OF-WAY OCCUPIED BY THE PRESENT HIGHWAY. ALL BEARINGS CONTAINED IN THIS DESCRIPTION ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM AND ARE NOT ASTRONOMICAL BEARINGS. (REC. # 2012 14033)

GENERAL NOTES:

1. *A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.*
2. *THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.*
3. *THE LAST DAY VISITING SAID SITE 07/01/2019.*

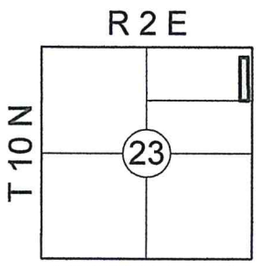
PREPARED BY:
Reed's Surveying PLLC
207 South Broadway
Tecumseh, OK 74873
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2020 | 10-27
CA # 5262 EXP. June 30, 2019 | 19-155

Page 1 of 2 | GERALD & LINDA NOWLIN

LICENSED PROFESSIONAL LAND SURVEYOR
Charles Reed
1660
OKLAHOMA

Date: 07/1/2019



LOCATION MAP
NO SCALE

BOUNDARY SURVEY

SCALE
1" = 200'

CERTIFICATE OF SURVEY
DATE OF SURVEY JULY 1, 2019

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF TRACT TO BE SPLIT OUT OF PARENT TRACT (AKA AS TRACT "A")

A TRACT OF LAND LYING IN A PART OF THE EAST 30.00 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY–THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA AND FURTHER DESCRIBED BY CHARLES REED PLS No. 1660 ON JULY 01, 2019 AS COMMENCING AT THE NORTHEAST CORNER (NE/c) OF THE NE/4 OF SAID SECTION 23; THENCE S00°27'56"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 250.00 FEET; THENCE S89°27'23"W A DISTANCE OF 106.25 FEET TO A POINT ON THE PRESENT, WEST RIGHT OF WAY LINE OF HIGHWAY 102 ALSO BEING THE POINT OF BEGINNING; THENCE S89°27'23"W A DISTANCE OF 193.75 FEET; THENCE S00°27'56"E A DISTANCE OF 1067.06 FEET TO A POINT ON THE SOUTH LINE OF SAID NE/4 NE/4; THENCE N89°30'21"E ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET, TO A POINT ON THE PRESENT WEST RIGHT OF WAY LINE OF HIGHWAY 102; THENCE N00°36'17"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 225.78 FEET (RECORD)–(MEASURED 225.80 FEET); THENCE N04°19'26"W CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 200.42 FEET; THENCE N00°36'17"W CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 625.00 FEET; THENCE N01°36'11"E CONTINUING ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 16.47 FEET TO THE POINT OF BEGINNING. CONTAINING 4.86 ACRES, MORE OR LESS & SUBJECT TO ALL RECORDED EASEMENTS AND RIGHTS OF WAY THEREOF. HAVING A BASIS OF BEARING OF S00°27'56"E FROM LESS & EXCEPT DEED TO THE STATE, BASELINE BEING THE EAST LINE OF SAID NE/4.

① *FENCE CORNER IS 1.7' S. & 14' W. OF CORNER SET*

② *FENCE CORNER IS 0.3' S. & 0.3 W. OF CORNER FOUND*

③ *FENCE CORNER IS 9.6' S. & 0.5' W. OF CORNER FOUND*

④ *FENCE LINE IS 35' N. OF CORNER SET*

⑤ *FENCE CORNER IS 38.2' N. & 10' W. OF CORNER SET*

Ⓐ *FOUND 60d NAIL*

Ⓑ *FOUND RE–BAR & CAP CORNERSTONE SURVEYING*

GENERAL NOTES:

1. *A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.*
2. *THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.*
3. *THE LAST DAY VISITING SAID SITE 07/01/2019.*

Date: 07/1/2019

PREPARED BY:		
Reed's Surveying PLLC 207 South Broadway Tecumseh, OK 74873 405-996-8910	Lic. # 1660 EXP. Nov. 30, 2020 CA # 5262 EXP. June 30, 2019	10-27 19-155
	Page 2 of 2	GERALD & LINDA NOWLIN

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P22-19 PUBLIC HEARING DATE: December 4th, 2019 CITY COMMISSION DATE: December 16th, 2019
APPLICANT: **Karen Hinrichs**	**14001 Debra Ann Drive Newalla, Oklahoma, 74857**	
	PROPERTY ADDRESS/LOCATION: **39182 Clearpond Road**	

The applicant, Karen Hinrichs, is requesting a conditional use permit for a manufactured home at 39182 Clearpond Road. There are currently no structures on the property.

EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	SUBDIVISION:	PROPERTY SIZE:
A-1	**Vacant**	**A-1 (Rural Agricultural)**	**N/A**	**6.4 acres**

STAFF RECOMMENDATION

The applicant has stated they intend to place a manufactured home on the property. Manufactured homes are allowed only by conditional use permit in the Rural Agricultural District. The subject site is roughly 6.4 acres in size. Adjacent properties are zoned A-1 (Rural Agricultural). The 2019 Comprehensive Plan intends for this area to be agriculture/open space. A conditional use permit for a manufactured home does not violate the intent of the Comprehensive Plan.

The subject request is in conformance with City Zoning Code and the 2019 Comprehensive Plan. Therefore, Staff hereby recommends approval of the requested conditional use permit for a manufactured home.

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	

PLANNING COMMISSION APPLICATION

City of Shawnee OKLAHOMA

Planning Department

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

For Office Use Only
Case Number: P22-19
Project Number: 190981
Date Filed: 10/23/2019

Planning Commission Secretary

REQUEST:

_____Rezoning
__X__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_____District to_____District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 39182 Clearpound Rd Shawnee Ok

LEGAL DESCRIPTION: _____

PROPERTY OWNER (S): Karen Hinrichs

PROPERTY AGENT **(**APPLICANT**):** Karen Hinrichs

APPLICANT'S ADDRESS: 14001 Debra Ann Dr

CITY: Newalla STATE: Ok ZIP: 74857

EMAIL ADDRESS: _____

TELEPHONE NUMBER: (405) 426-9922 CONTACT NUMBER:(_____)_____

DIMENSIONS OF PROPERTY: AREA:_____WIDTH:_____

LENGTH:_____FRONTAGE:_____

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

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

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.

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

_____
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE $ 550.00
SIGN DEPOSIT $ 50.00
(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION:_____**DATE:**_____

CITY COMMISSION ACTION:_____**DATE:**_____

PLACE ON ZONING MAP:_____**ORDINANCE NO.:**_____

City of Shawnee OK
405-878-1666

RECN: 02356210 11/08/2019 2:50 PM
OPER: SD TERM: 021
REF#: 1005
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190981 280.00CR
HINRICHS, KAREN
39182 CLEARPOND RD
Z-CONDUSE 280.00CR

TENDERED: 280.00 CHECK
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

QUIT CLAIM DEED

INDIVIDUAL FORM

201900008216
Filed for Record in
POTTAWATOMIE OKLAHOMA
RAESHEL FLEWALLEN, COUNTY CLERK
08-02-2019 At 03:45 pm.
QCD 13.00

Instrument 201900008216 PG 1 OF 1

THIS INDENTURE, Made this 8-2 day of 2019, A. D.

between Jack W. HART

Reta HART of the first part,

and Karen Hinrichs

Divorced of the second part,

Witnesseth, that said part of the first part, in consideration of the sum of

ONE Dollar & 00/100 DOLLARS

to in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said part of the second part all right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in

County, State of, to-wit:

1-35N E655.8' LOT 4 RBIN SW LESS BEGINNING NE/C SW/4 BEING LOT 4 RBS300' N23*2 TO THE CENTER LINE OF THE OLD SLOUGH NORTHEASTERLY TOPOB

SEC 23 T 010R-003

COUNTY CLERK POTTAWATOMIE COUNTY, OK.

together with all and singular the hereditaments and appurtenances thereunto belonging.

To Have and to Hold the above described premises unto the said

heirs and assigns forever, so that neither, the said

nor any person in name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said part of the first part ha hereunto set hand S the day and year first above written.

Jack W. HART
4102 N. Aydelotte Ave.
Shawnee, OK. 74804

Jack W. Hart

Reta M. Hart

FORM 280-AF (Order by Number)
Manly Legal Forms, Inc.-Printers-Okla.City

STATE OF OKLAHOMA
COUNTY OF Pottawatomie } SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 2 day of August, 2019, personally appeared Jack W Hart and Reta Hart

to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires

RAESHEL FLEWALLEN
NOTARY PUBLIC – STATE OF OKLAHOMA
COMMISSION # 15007721
My Commission Expires Aug 18, 2019
Bonded Through RLI Insurance Company

Raeshel Flewallen Notary Public.

INDIVIDUAL ACKNOWLEDGMENT (Oklahoma Form)

STATE OF_____County of_____, ss:

Before me the undersigned, a Notary Public, in and for said County and State, on this_____day of_____, 19_____, personally appeared_____ to me known to be the identical person_____who executed the within and foregoing instrument and acknowledged to me that _____executed the same as_____free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires_____ _____Notary Public

INDIVIDUAL ACKNOWLEDGMENT (Oklahoma Form)

STATE OF_____County of_____, ss:

Before me the undersigned, a Notary Public, in and for said County and State, on this_____day of_____, 19_____, personally appeared_____ to me known to be the identical person_____who executed the within and foregoing instrument and acknowledged to me that _____executed the same as_____free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires_____ _____Notary Public

CORPORATION ACKNOWLEDGMENT (Oklahoma Form)

STATE OF_____County of_____, ss:

On this_____day of_____, A. D., 19_____, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared_____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____President and acknowledged to me that_____executed the same as_____free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires:_____ _____Notary Public

When instrument is executed by a corporation, the corporate name must be shown and instrument signed by its President or Vice-President and attested by its Secretary or Assistant Secretary and the Corporate Seal affixed.

QUIT CLAIM DEED

FROM

TO

STATE OF_____ } ss.
County }

This instrument was filed for record on the _____day of_____, 19_____ at_____o'clock_____M., and recorded in Book_____of_____ at page_____ Fee $_____

_____ County Clerk.

By_____ Deputy.

RETURN TO

RECORD CHECK

LEGAL DESCRIPTION:
SURFACE ONLY:

The East 655.8 feet of Lot 4 Right Bank in the Southwest Quarter LESS beginning at the NE/C SW/4 being Lot 4 Right Bank; thence South 300 feet; thence North 23°2 to the Center Line of the Old Slough Northeasternly to the Point of Beginning.

NAMES: Karen Hinrichs

Choice Title & Abstracting has reviewed the records of the Office of the County Clerk of Pottawatomie County, and discloses that the following land owners are within 300 feet of the above referenced tract of land.

1. Clifford A. and Joleen Leach
   39300 Clearpond Rd.
   Shawnee, OK 74801

   Lots 5, 6, 7 Right Bank Less the 10 acres in Deed 201600007389 described as beginning at the SW/C of Lot 5 Right Bank; thence North 590.29 feet to the Point of Beginning; thence North 438.51 feet to the centerline of Old River Channel; thence North 31°02'53"E a distance of 208.45 feet; thence North 40°45'02"E a distance of 148.93 feet to a point where the South Line of Lot 7 Right Bank intersects said Centerline; thence N40°45'02E along said Centerline 151.43 feet; thence N52°09'15"E a distance of 259.73 feet; thence N44°29'26"E a distance of 292.76 feet; thence N29°16'49"E a distance of 45.27 feet; thence N75°31'19"E a distance of 100.99 feet; thence N54°39'27"E a distance of 85.97 feet; thence N64°04'12"E a distance of 91.83 feet; thence S25°55'48"E a distance of 112.25 feet; thence S37°20'24"W a distance of 1367.08 feet; thence S179.58 feet; thence West 206.32 feet to the Point of Beginning all in Section 23, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

2. Phillip J. and Catrina A. Phillips
   39286 Clearpond Rd.
   Shawnee, OK 74801

   Lot 5 Right Bank and part of Lot 7 described as beginning at the SW/C of Lot 5 thence North 590.29 feet to the point of beginning; thence North 438.51 feet to the Centerline of the Oil River Channel; thence N31°02'53"E a distance of 208.45 feet; thence North 40°45'02"E a distance of 148.93 feet; thence N40°45'02"E a distance of 151.43 feet; thence N52°09'15"E a distance of 259.73 feet; thence N44°29'26"E a distance of 292.76 feet; thence N29°16'49"E a distance of 45.27 feet; thence N75°31'19"E a distance of 100.99 feet; thence N54°39'27"E a distance of 85.97 feet; thence N64°04'12'E a distance of 91.83 feet; thence S25°55'48"E a distance of 112.25 feet; thence S37°20'24"W a distance of 1367.08 feet thence South 179.58 feet; thence West 206.32 feet to the point of beginning, all being in Section 23, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

3. William Wayne Madole
   16805 Acme Rd.
   Shawnee, OK 74801

   A tract of land being a part of Lot 4 on the Left Bank described as beginning 267 feet South of the NW/C thence East 885.51 feet; thence South 245.96 feet; thence West 885.51 feet; thence North 245.96 feet to the Point of beginning, all being in Section @#, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

4. William W. Madole
   16805 Acme Rd.
   Shawnee, OK 74801

   All of Lot 3 Left Bank & Lot 4 Left Bank Less 5 acres described as Beginning 267 feet South of the NW/C

thence East 885.51 feet; thence South 245.96 feet; thence West 885.51 feet; thence North 245.96 feet to the Point of Beginning and All of Lot 5 Left Bank and a tract described as beginning at the NE/C SW/4 SW/4 being Lot 4 Right Bank thence South 300 feet thence N23°2 to the Center line of the Old Slough Northeasterly to the Point of Beginning, in Section 23, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

5. Jack W. & Reta Hart
   4102 N. Aydelotte Ave.
   Shawnee, OK 74804

The West 664.2 feet of Lot 4 Right Bank in the Southwest Quarter of Section 23 Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

6. Luanne Reding
   38502 Clearpond Rd.
   Shawnee, OK 74801

Lots 4 and 5 of the Southeast Quarter of Section 22, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma.

7. Corey and Vandy Stone
   16604 Acme Rd.
   Shawnee, OK 74801

A part of Lot 2 Left Bank beginning 1489.92 feet North of the SE/C; thence West 504.97 to the center of the Old River Channel; thence N8°E a distance of 205.75 feet; thence N11°W a distance of 202.85 feet; thence N32°E a distance of 46.44 feet; thence East 492.42 feet; thence South 440.93 feet to the Point of Beginning and a tract being a part of Lot 2 on the Left Bank being at a point 444 feet North of the SE/C SE/4; thence North 1045.92 feet; thence West 504.97 feet to the center of Old River Channel; thence S8°W a distance of 61.74 feet; thence S2°E a distance of 185.84 feet; thence S15°E a distance of 216.19 feet; thence S16°E a distance of 211.71 feet; thence S39°E a distance of 143.85 feet; thence S46°E a distance of 403.56 feet to the Point of Beginning.

8. Brian L. Hawk
   PO Box 3452
   Shawnee, OK 74801

W/2 of the NW/4 and Lot 2 in the NW/4 described as beginning at the NE/C of Lot 2; thence West 1320 feet; thence South 1317.94 feet; thence East 1036.07 feet; thence North 25°E a distance of 484.39 feet; thence North 61°E a distance of 890 feet; thence North 839.89 feet to the point of beginning and Lot 3 in the NW/4 described as beginning at the NW/C of Lot 3 thence South 1317.94 feet; thence East 950.79 feet; thence N10°W a distance of 514.13 feet; thence North 534.97 feet; thence N22°E a distance of 304.32 feet; thence West 1036.07 feet to the point of beginning.

This interim check covers the period from to at and is continuation of our original order/file number.

We have prepared the above summary of our records with the same measure of care used in the preparation of abstracts, however this is the only summary of the instruments on file and of record and is not intended to express or imply an opinion as to the legal effect of those instruments or status of title. We assume no liability in connection with this written interim record check beyond that of due care. Any party using this report as the basis of a real estate transaction does so at their own risk.

COUNTERSIGNED BY:

CHOICE TITLE & ABSTRACTING

Pamela L. Atyia

By: Pamela L. Atyia
Order No.: 9877

Pamela L Atyia

ACME ROAD
CLEARPOND ROAD

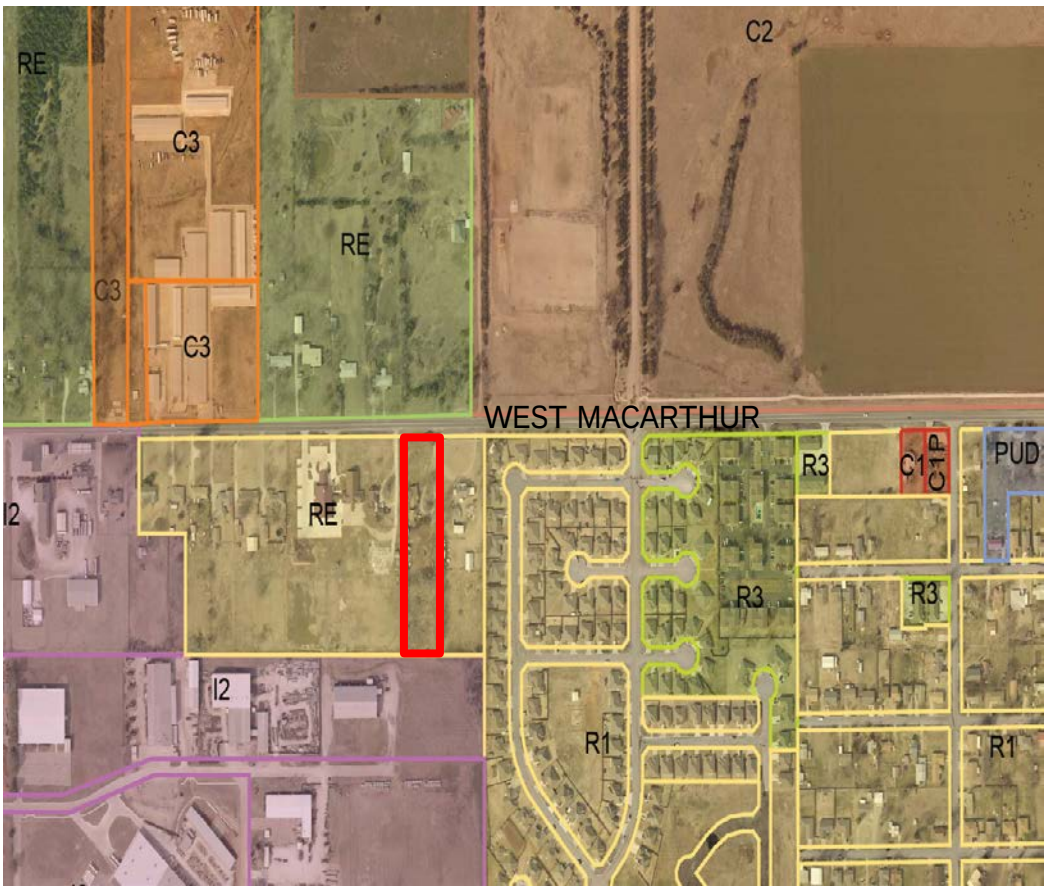
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org	City of Shawnee OKLAHOMA	CASE # P14-19 PUBLIC HEARING DATE: December 4th, 2019 CITY COMMISSION DATE: December 16th, 2019

APPLICANT: **Gregory Peck**	**39405 West MacArthur Street Shawnee, Oklahoma, 74804**	**Mercurymedgrower@gmail.com**

PROPERTY ADDRESS/LOCATION:

39405 West MacArthur Street, Shawnee, Oklahoma, 74804

The applicant, Gregory Peck, is requesting a rezone from RE to C-3 at 39405 West MacArthur Street. The stated proposed use is for a medical marijuana dispensary.



EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	SUBDIVISION:	PROPERTY SIZE:
RE	**Single-Family Residential**	**RE (Residential Estate) I-2 (Light Industrial)**	**N/A**	**2.58 acres**

STAFF RECOMMENDATION

The applicant has stated they intend to use the lot for a medical marijuana dispensary. The subject site is 2.58 acres in size. Adjacent properties are zoned RE (Residential Estate), and I-2 (Light Industrial). While there are no commercially zoned properties immediately abutting the property, roughly 570 feet away are three (3) properties zoned C-3, and there is one (1) on the northeast corner of West MacArthur Street and Acme Road. In addition, there is also a C-2 property roughly 270 feet away from the subject site. However, those properties were rezoned before the 2019 Comprehensive Plan was adopted. The 2019 Comprehensive Plan states this area's intended use should be low density residential.

The rezone is required to conform to Section 22-165.2 of the Zoning Code, "Uses [in commercial districts]," which assures that the C-3 zoning district is used to provide for establishments offering accommodations, supplies or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusement and service establishments. The proposed use of a medical marijuana dispensary is permitted in this district. The rezone is also required to conform to Section 22-165.4 of the Zoning Code, "Dimensional Standards [in commercial districts]." If rezoned to C-3, it would conform to these standards.

The subject request is in conformance with City Zoning Code; however, the subject request does not meet the intentions of the 2019 Comprehensive Plan. Therefore, Staff hereby recommends denial of the requested rezone from RE (Residential Estate) to C-3 (Highway Commercial).

APPROVE	APPROVE WITH CONDITIONS	DENY

There have been five protest letters against the proposed rezone. They have been submitted by the following:

- **Lesli Blazer;**
- **Charles Cox, Charla Ann Story, and Steve Story;**
- **Gary Dowdy;**
- **A second letter from Gary Dowdy; and**
- **Redeemer Lutheran Church (petition).**

They oppose the rezone for the following reasons:

- **They believe approving this request would set the precedent of rezoning the entire area to commercial;**
- **They believe it will decrease property values;**
- **They believe this area is meant to remain a residential area;**
- **They believe it will affect the peaceful setting of the former Bryant Milk Farm;**
- **They believe it is not within the best interest of their church or of the neighborhood located there;**
- **They are concerned about the safety and wellbeing of the children who are involved with the church;**
- **They believe it would not enhance the neighborhood;**
- **They believe it sends the wrong kind of message regarding the environment that parents who use the church's facilities want for their children, and that it would have a deleterious effect on the church's mission and ministries;**
- **They are concerned this proposal will lead to traffic issues, which they believe would therefore lead to an increase in the likelihood of accidents;**
- **They are concerned that the increase in the amount of traffic will also increase the likelihood of crime. In addition, they claim that medical marijuana dispensaries are prime targets for theft, citing local news reports; and**
- **They believe there is no need to rezone the property.**

ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	

Redeemer Lutheran Church
Missouri Synod
39307 W. MacArthur St.
Shawnee, OK 74804
405-273-6286

July 31. 2019

City of Shawnee
222 N. Broadway
Shawnee, OK 74801

RE: Case #P14-19
Proposed rezone of 39405 W. MacArthur, Shawnee, from residential to commercial.

I am writing on behalf of Redeemer Lutheran Church, regarding the proposed zoning change to the property located at 39405 W. MacArthur. This property borders the east side of the church property. This letter is a formal appeal to the City Commission to deny the request for rezoning.

We have several reasons for this request. First of all, we would like to make it clear that we do not have anything against the people who are making this request, or those in need of their product. We just do not want the dispensary at this particular location. We understand that this is a legal business, but we do not feel that it is in the best interest of our church, or our neighborhood that it be located here.

One of our concerns is the safety and wellbeing of the children who not only attend church here on Sunday mornings, but are involved in activities throughout the week. Our grounds are open as a practice facility to local youth recreation teams such as flag football, soccer, and baseball. While we understand that medical marijuana is legal, we don't think the message it sends is the kind of message, or the kind of environment that parents using our facility want for their children. We believe this will have a deleterious effect on our mission and ministries.

We also believe that the approval of this proposal is going to lead to traffic issues, on an already busy street. With an increase in traffic, comes an increase in the likelihood of accidents. We have already had our mailbox wiped out, the house on the west side of the church has had their mailbox hit by a car, as well as their gas meter. The additional traffic will also pose a greater safety hazard for children in the area. The issue isn't simply that this is a Medical Marijuana Dispensary, we wouldn't want a CVS Pharmacy located here due to the increase in traffic.

RECEIVED CITY CLERK'S OFFICE
Date 8/1/19 Time 9:35 am

We also have security concerns. It isn't that we are questioning the integrity of the customers of the dispensary, but typically where there are more people, there is a greater likelihood for crime. We have already experienced some theft and feel that due to the increase in traffic, there will be more if this proposal is approved. Additionally, the local news has recently reported that medical marijuana dispensaries are prime targets for thieves. That too increases the potential for an increase in crime for our neighborhood, by attracting criminal activity, as well as the potential for a decline in property values.

Finally, we feel that there is no need to rezone this property. There are many Medical Marijuana Dispensaries all over town. It's not like there is a shortage of them. They are popping up everywhere. Why rezone a residential area when there is no real need? And why rezone for this business when in the recent past, a rezoning request was made for a Doggie Daycare in our neighborhood, and it was denied? There are plenty of commercial areas in Shawnee where this business could locate without rezoning a current residential area.

To each of you, thank you for your time and consideration.

Best regards,

Rev. Lewis Walters

Reverend Lewis Walters
Redeemer Lutheran Church
39307 W. MacArthur
Shawnee, OK 74804
405-273-6286

Cc: Joseph Barker, Assistant City Planner

From: Gary dowdy dpuzzler@yahoo.com
Subject: Redone
Date: Aug 2, 2019 at 9:51:00 PM
To: anndeee44 anndeee44@gmail.com

As a homeowner on MacArthur I adamantly oppose rezoning this residential property for commercial purposes.
This does not add any value to our properly nor does it enhance the neighborhood. It is another back door method to begin rezoning this whole area.
We have already seen an up tick in burglary and vandalism.
This business is a poster for recreational marijuana.
Please do not rezone this property.

Sent from my iPad

Gary & Ann Dowdy
39209 MacArthur
Shawnee, OK 74804

405-777-6344

RECEIVED
AUG 05 2019
CITY CLERK

Gary & Ann Dowdy

RECEIVED CITY CLERK'S OFFICE
Date 08-05-19 Time 9:15 AM
7 pages

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
Randy Schultz	45706 River Road	275-0241	
Patrick Campbell	43504 Wolverine Rd.	785-817-3222	
Cindy Sly	1175th St. McLoud	405-923-9187	
Morgan Little	1048003 3350 Rd, McLoud	405-714-2804	
Joe Harbeson	504 Pool Lane	405-496-8140	
(Estelle Little)	1041200 S 3350 Rd, McLoud		
JoAnn Dull	121 Cuyler Dr Shawnee	702 408 4748	
Norman Dull	121 Cuyler Dr Shawnee	702 408 4748	
Don Riley	1213 Palmer Dr. Shawnee	520-249-5386	
Mark Woods	4601 Groeelann	405-380-7119	
Lesli Blazer	39301 Macarthur St	405-323-4486	
Melissa Saldaña	31825 Redskin Rd.	405-481-1877	
Stephen Saldaña	31825 Redskin Rd.	405 229-2313	
Fred H Treiber	1240 N Broadway Ave	405-777-3331	
Robert Bathgate Sr	5 James Ray Dr Shawnee	405-214-2056	
Sam Pratt	29310 Waco Rd. McLoud	(405) 585-3293	
Doris Norton	4412 Bryant Via, Shawnee	(405) 275-2321	
Kyle Clement	5 James Ray Dr	(405) 432-7743	
Neva Treiber	1240 N Broadway Shawnee	405-434-4045	
Courtney Kosemund	610 Nichols Ave Tecumseh, OK 74873	405-695-8283	
Melanie Martinez	17360 Michael Dr Choctaw	405 420-6638	
Jason Martinez	17360 Michael Dr Choctaw	405-420-6637	

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
Carol McGarern	824 N Union Shawnee	405-650-2347	Carol M Garern
Karen Shamrock	39018 Homerhn. Mcloud	386-6064	Karen Shamrock
Joy Harbeson	504 Pool Ln Shawnee	405-496-8141	Joy Harbeson
Sheila Hawkins	46907 Westech, Shawnee	405-596-9195	Sheila Hawkins
Rachel Lopez	4420 Sundance Ln. Newalla	432-599-9733	Rachel Lopez
Rebekah LaMonte	1810 W Franklin st Shawnee OK	405-481-5406	Rebekah LaMonte
James Yergan	413 N. LAYTON Earlsboro	405-997-8137	JAMES YERGAN
Norlinda Campbell	43504 Wolverine Rd, Shawnee OK	785-817-3223	Norlinda D Campbell
Arlene Yergan	413 N. Layton Ave Earlsboro OK	405-997-8137	Arlene Yergan
Sally Stock	3903 N. LEO	405 2753020	Sally Stock
Susan M Mullen	3901 N. LEO	405-326-9456	Susan E M Mullen
Mark Story	19703 Malone rd	623-694-3313	
Jeanne Story	19703 Malone Rd.	602-318-4105	Jeanne C. Story
MARK GARCIA	16605 VALLEY VIEW RD	510-857-4424	Mark Garcia
Susan Garcia	16605 Valley View Rd	405 432-7066	Susan Garcia
Crystal Harman	1207 E. Chandler	405 617 9113	Crystal Harman
Merri Walters	10 Robinette Rd	405-878-0677	Merri Walters
LEWIS WALTERS	10 ROBINETTE RD	405-481-5730	Lewis Walters
Marilyn Rhoads	4601 Shawnee Ln	405-323-4031	Marilyn K Rhoads
Katherine Neiden	" "	" "	Kathy Neiden
Donna L. Riley	1213 Palmer Dr, Shawnee	520-227-2215	Donna L Riley
Jay Dowdy	39209 MacArthur	405-777-6344	

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
ANN DOWDY	SHAWNEE, OK 74804 39209 W. MACARTHUR	405-613-1724	Ann Dowdy
michael SUMAYA	374 Timber Ridge Road Harrah OK 73045	405-454-2192	
Darlene Quinnett	117 Meadows Lane Shawnee OK 74804	405-275-1667	Darlene K. Quinnett
Rickey E. Henry	1130 E. Ind St Apt 116 Shawnee, OK 74804	405-881-2182	Rick E. Hen
Lisa Schultz	45706 River Road Shawnee, OK 74801	405-275-0241	Lisa Schultz
JAMES HARRIS	47219 BRYSON PARK EARLSBORO, OK 74840	405-205-6600	
Raynona Bohrer	Meeker OK 74855 45650 Moccasin Tr R.	405-353-2219	Raynona Bohrer
Judy M. Henry	1130 E. Independence St. APT. 116 Shawnee, OK.	405-881-2182	Judy M. Henry
Kenneth Pfeil	1305 Troon North Shawnee, OK 74801	405 585-2300	
DONALD DREES	35724 Hwy 99A SEMINOLE	405 380 6627	Donald Drees
Betty Drees	35724 Hwy 99A Seminole, OK 74868	405 380 6627	Betty Drees
Gerry Pfeil	1305 Troon North Shawnee OK 74801	405-585-2300	
Caryl Hennen	2102 N Minnesota Ave Shawnee, OK. 74804	405-517-5864	
Jim Clure	12 Robinett St Shawnee OK 74801	405 2736697	
BARBARA CLURE	12 ROBINETT ST SHAWNEE, OK 74801	405-273-6697	Barbara Clure
Barbara Battige	1958 Cedar ct. Shawnee, OK 74804	405-275-8973	Barbara Battige
CINDY RUDICH	39301 MACARTHUR ST SHAWNEE 74804	405-820-3738	
LaVerne Babinchak	336702 E 1000 Rd, Meeker OK 74855	~~405~~-	LaVerne M Babinchak
Cory J Kasemann	610 nicholas tecumseh ok 74873	405 432 8282	
Phyllis STARK	41693 Hwy 59, Asher 74827	405-333-2394	
Lisa Battige	5 James Ray Dr. 74801	405-214-2056	Lisa Battige
Tamara Madden	29310 Waco Rd, McLoud 74851	405 618-0182	Tamara R Madden

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
MARY Minion	27 ARAPAHO DR Shawnee, OK	405-213-5946	Mary Minion
Gwen Harlin	630 W. Wallace Shawnee	405-273-4975	Gwen Harlin
Kim Foust	5 Donna Lane Shawnee	405 923-8022	Kim Foust
Terrie Cobb	32300 McKinzie DR. Wanette, OK 74878	405-777-6865	Terrie Cobb
Harold Cobb	32300 McKinzie DR. Wanette, OK 74878	405-777-6864	Harold D. Cobb
James McKinzie	32386 McKinzie DR. Wanette, OK 74878	405-397-5664	James R. McKinzie
Glen BARNETT	2524 N. HARRISON 48 SHAWNEE, OK 74804	405-788-6016	Glen A. Barnett
C. Charlott Newell	1 Emerald Ct Shawnee OK 74804	405 214-9091	C Charlott Newell
DAVID J. LARSON	1925 N PHILADELPHIA 74804	405-308-7798	David J Larson
Janice A Larson	1925 N Philadelphia 74804	405 308 7795	Janice A Larson
Sheri Stafford	8 Oak Hill Shawnee	4056405894	Sheri Stafford
Cristina Garcia	2223 Whispering Pine Blvd Shawnee	4052745681	Cristina Garcia
Courtney Elam	302 S Walnut Garden OK	4055851761	C
ROBYN HEATON	28581 Red Haven Rd Maud	405-220-2534	Robyn Heaton
Sylene Bickers	C/O Nichols Tecumseh	4054329143	Sylene Bickers
Wayne Copeland	220 E N Minnesota Shawnee	405-831-3261	Wayne Copeland
Wilma Hayes	30 Limberlost	405-273-5365	Wilma J Hayes
CAROLYN HUGHES	825 E. 10TH ST.	405 275-5895	Carolyn Hughes
GEORGE ELSWALLEN	32707 45th	4053863453	George Elswallen
BILLIE SAWYER	1701 airport Drive Shaw	405-273-6331	Billie Sawyer
PHYLLIS Crossw	1705 Valley View Rd	405-957-5626	Phyllis Crosswell
Joyce Gelino	1323 E. Ada Shawnee	405-765-4091	Joyce Gelino

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
Russell Golino	1323 E. Ada Shawnee	405-915-2276	
DEE Smith	1520 N. BRDY	623-8790	
Pamela Sing	940 N. Louisa Ave	273-6987	Pamela Sing
JoANN Kinslow	906 Overland Ct.	918-284-5897	
Jamie Herron	P.O. BOX 103 St. Louis	405-683-0976	
Brandon Herron	BOX 103 St Louis	405-683-1412	
NANCY CARLSTON	1923 River Birch	405-878-8081	
Rhonda Stiles	715 W Maple Tec	405-474-3294	
Bill Falls	707 W Maple TEC	405-401-5765	
EARL HERRON, SR.	38908 WACO Rd.	405-214-8051	
CARL BRADLEY	38908 WACO RD. Shawnee	405-395-9028	
Karen Cleveland Herron	38908 Waco Rd Shawnee	405-221-6420	
HUGH GIBSON	205 N LEO AVE SHAWNEE	405 275 5084	
David Watson	2504 E. Highland Tec.	405-488-8844	
Carolyn Watson	2504 E Highland Tecumseh	405-488-8844	
Saundra Reed	1901 W. MacArthur Shawnee, OK	405-273-5340	

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
Victoria Holland	980193 S. 348RD Sparks, OK SHAWNEE	918 866-2589	Victoria Holland
CHARLES E. NORTON	4412 BRYANT VIA TULSA	405-275-2321	Chas E Norton

Petition Against Rezoning
Case #P14-19

The signatures below are from the congregation of Redeemer Lutheran Church, 39307 W MacArthur opposing the rezoning of 39405 W MacArthur, Shawnee, OK 74804 from the current zoning classification of 'Residential Estate' to C-3 'Highway Commercial' for the proposed use of property as a 'Medical Marijuana Dispensary'

Name (Print)	Address	Phone #	Signature
Jacob LaMonte	1810 W Franklin	405-915-4208	

Commission Chambers
16 W. 9th

RECEIVED CITY CLERK'S OFFICE
Date 8-6-19 Time 1:58 p.m.

To: The City of Shawnee Planning Commission

From: Charles W. Cox, Charla Ann Story (Durable Power of Attorney and daughter of Charles W. Cox), Steve L. Story (husband and resident).

Date: July 31, 2019

Re: Planning Commission Meeting – Proposed Rezoning and Medical Marijuana Dispensary within 300 feet of residence

---

Please accept this letter as communication that we are against the rezoning Case #P14-19. The properties in this area are residential including a church on the other side of the property.

Reasons we are against the rezoning of the property for the purpose of the personal residence to be used for a Medical Marijuana Dispensary:

1) **This is a residential area with children and/or families on both sides of Mr. Gregory Peck's residence.**
2) **The layout of the two residential properties (Mr. Cox and Mr. Peck's) are where Mr. Peck's residence faces both the main white house and the cabin; therefore, effecting the peaceful setting that has been there for years at the former Bryant Milk Farm. Though this home is not on the historical registry, it is a residence and a well-known historic home in Shawnee built in the 1920's and maintained as an asset to the community.**
3) **Adverse effect that this would have on the residential property values of the residents across and around the proposed Medical Marijuana Dispensary.**

Signed by Charla Ann Story, Co-Trustee and Durable Power of Attorney for Charles W. Cox (dob 11-13-32).

Charla Ann Story + Steve Story
39409 W. MacArthur St. Apt A
Shawnee, OK 74804
405.627.4919
817.944.1550

+

Charles W. Cox
39409 W. MacArthur St.
Shawnee, OK
405.831.4905

Charla Ann Story
Co-Trustee of the CWC + JAC Revocable Trust
Durable Power of Attorney for Charles W. Cox (11-13-32)

Gary Doody 405-772-6344

Our neighborhood is residential. From Leo to Southeast of Acme Rd, we are residential. We are single family and multiple family residents. A CBD ~~Reader~~ dispensary would not enhance our neighborhood. We Listened to the lies about this business when it was presented as a bill but no more. CBD ~~Reader~~ is an attempt to soften the resistance to recreational marijuana. Every dispensary is an attempt to soften our resolve to not legalize recreational marijuana. Each one wants to be in place when it becomes acceptable. We do nor want or need it in our residential neighborhood. You have the responsibility of looking at all sides but the residents are our priority.

Currently we are seeing an up tick in residential burglary and vandalism. For traffic is increasing because of the apartments and casino on MacArthur. This new business would not help that at all please do not rezone this area.

State laws have not caught or kept up with this industry

step one CBD oil

step Two medicic marijuana

step Three Recreational marijuana

step 4 marijuana - Liquor laws combine

step 5 NO Dispesory next to a church or school

Rezoning is occuring nation wide as Neighborhoods Try To protect what we have.

Please do not make us less safe.

What are the risks and benefits of cannabis use? New report sheds light

With cannabis legalization on the rise across the United States, it is more important than ever to get a clear understanding of the drug's health benefits and risks. In a new report from the National Academies of Sciences, Engineering, and Medicine, researchers analyzed more than 10,000 scientific studies on cannabis and cannabis-derived products in order to help meet this need, and they came to some interesting conclusions.

The researchers conclude that cannabis could be beneficial for chronic pain, but it may increase the risk of mental health problems.

Cannabis is a drug derived from the plant Cannabis sativa. It is most commonly used in the form of marijuana, which is produced from the dried leaves of the cannabis plant.

According to the National Institute on Drug Abuse, marijuana is the most commonly used illicit drug in the U.S. In 2014, approximately 22.2 million people in the country reported using marijuana over the course of a month.

However, to date, 28 states and the District of Columbia have legalized marijuana for medicinal purposes, with recreational use permitted in some of these states.

Marie McCormick, chair of the National Academies of Sciences, Engineering, and Medicine committee, says that the increased legalization of cannabis and its derivatives is making the drug more accepted and accessible. This has led to increased use, which has "raised important public health concerns."

"Moreover, the lack of any aggregated knowledge of cannabis-related health effects has led to uncertainty about what, if any, are the harms or benefits from its use," adds McCormick, who is also the Sumner and Esther Feldberg Professor of Maternal and Child Health at the Department of Social and Behavioral Sciences at Harvard T.H. Chan School of Public Health in Boston, MA, and a professor of pediatrics at Harvard Medical School in Cambridge, MA.

Cannabis use may harm mental health

A number of studies have suggested that cannabis use can have negative implications for mental health, and from their scientific review, the National Academies of Sciences, Engineering, and Medicine conclude that this is the case.

The researchers uncovered "substantial evidence" that cannabis use is "likely to increase the risk of schizophrenia and other psychoses," and the more the drug is used, the higher the risk.

The team also found evidence that daily cannabis use may exacerbate symptoms of bipolar disorder for patients with the condition.

Additionally, "moderate evidence" suggests that frequent users of cannabis may be more likely to report suicidal thoughts and that regular use of the drug could increase the risk of social anxiety disorder. Cannabis use may also pose a "small increased risk" for the development of depressive disorders.

However, the researchers conclude that there is "limited evidence" of a statistical link between cannabis use and the development of bipolar disorder, and there is "no evidence" to either support or refute a statistical link between cannabis use and the development of post-traumatic stress disorder.

Cannabis and cancer risk

It is well established that smoking tobacco can increase the risk of lung, head, and neck cancers, and some studies have suggested that smoking cannabis can do the same.

The new report, however, concludes that there is no evidence of a statistical link between cannabis use and the risk of lung cancer and head and neck cancers.

The researchers uncovered "moderate evidence" of a link between cannabis use and one subtype of testicular cancer - seminoma testicular cancer, a slow-growing form of the disease.

Furthermore, the team found no evidence of a link between marijuana use in pregnancy and cancer risk in offspring.

In relation to nausea and vomiting caused by chemotherapy, the researchers found that the use of cannabinoids may help to treat or prevent these symptoms.

November 6, 2019

Rebecca Blaine
Planning Director, City of Shawnee
PO Box 1448
Shawnee, OK 74802

Dear Director Blaine, City Planning Chairman, and Commissioners,

I'm Lesli Blazer and I live at 39301 Macarthur St. which is the first house just west of the church next door to the property under consideration today. I am against rezoning the property from residential to commercial.

I want to make it clear that I am not against the type of business being proposed – only about the location. My concern is about rezoning the residential property for commercial use. Approving this request would set a precedent and open the door to this entire area becoming zoned commercial property.

I moved to Shawnee 10 years ago and chose this location specifically because it was a residential/non-commercial area. I lost my house last December to a fire and chose to build back in the same residential location and I'm concerned about the value of my home if it becomes surrounded by commercial property.

Over the last 10 years there has been a remarkable increase in traffic on Macarthur Street and a new commercial business would cause further increase.

I'm also concerned about increased crime if the property is rezoned. The church has had equipment stolen and my detached garage/shop was broken into a few months ago and all my hand tools were stolen. My son is a police officer here and I know that thieves in Shawnee have been targeting businesses. One dispensary in Shawnee has been broken into that made the State news.

Because the request for rezoning this property is specifically for a dispensary, I'll say it's my opinion there is no need for another dispensary in Shawnee. As of October 30th, there are 26 dispensaries in town - many within a few miles of this location. One is only a ½ mile away on Highway 177.

I recall from the first Commission meeting when this issue was deferred, you indicated that part of the (old) Comprehensive Plan for Shawnee in effect was to preserve the current residential areas in Shawnee. I hope this is still the case in the updated Plan. I urge you to deny this request for rezoning.

Respectfully,

Lesli Blazer
(405)323-4486

License ID #: DAAA-E14M-ZIJP **SHAWNEE NATION USA LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-E11D-XZVX **THE GREEN DOOR DISPENSARY, LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-EKZL-E1NN **THE GREEN GRIS GRIS LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-V1CS-LXVN **THE LEAFY SOL DISPENSARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-EKOD-GZUY **THE WEED FACTORY, LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-VKXK-DBMO **WILLIAM LINKER**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-V1EN-BEBS **WOLFE DISPENARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-E1AZ-ALMX **CRIDER'S HEAT AND AIR LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-E1QF-0XXU **DELTA 9 DISPENSARY LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-NJ3G-QDZR **FS1113, LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-4YOJ-DNBF **HAPPY LIFE DISPENSARIES LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-N1JH-K1KQ **MEDICINE WHEEL DISPENSARY LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-4KZB-OTAM **MERCURY MEDICAL MARIJUANA LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-NJGP-K4QV **MJ INNOVATIONS MEDICAL LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-EYIC-HKXU **OKLAHOMA ROOTS, LLC**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-NY89-AQMI **PHARM+HOUSE, INC.**	SHAWNEE	74804	POTTAWATOMIE
License ID #: DAAA-41AS-5MEB **RONNIE BURKETT**	SHAWNEE	74804	OKLAHOMA

License ID #: DAAA-N1FE-IAUS **ELEVATED SPIRITS DISPENSARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-4JNA-5VGU **FORWARD SOLUTIONS 420 DISPENSARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-NJDN-J1JH **GREENTECH DISPENSARY, LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-VJEN-JSVC **GROW PHARMACEUTICAL LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-VYRJ-GCOI **HAYNES CANNABIS BROKER LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-E1RL-BB6D **J&K DISPENSARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-E1F0-YGOP **M'S DISPENSARY**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-4YKI-BMBP **OK ROOTS DISPENSARY LLC**	SHAWNEE	74801	POTTAWATOMIE
License ID #: DAAA-4YND-KGEQ **ORGANIC ROOTZ DISPENSARY**	SHAWNEE	74801	POTTAWATOMIE

PLANNING COMMISSION APPLICATION

City of Shawnee OKLAHOMA

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

For Office Use Only
Case Number: PZ-19
Project Number: 190598
Date Filed: 1/8/2019
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 R-E District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 39405 W. MacArthur
LEGAL DESCRIPTION: See Attached
PROPERTY OWNER (S): Gregory Peck
PROPERTY AGENT (APPLICANT): Gregory Peck
APPLICANT'S ADDRESS: 39405 W. MacArthur
CITY: Shawnee STATE: OK ZIP: 74804
EMAIL ADDRESS: Mjmedmj Med grower@gmail.com
TELEPHONE NUMBER: (405) 777 8710 CONTACT NUMBER:( ) Same
DIMENSIONS OF PROPERTY: AREA: _____ WIDTH: _____
LENGTH: _____ FRONTAGE: _____
CURRENT ZONING: RE **CURRENT USE:** Residential
PROPOSED ZONING: C-3 **PROPOSED USE:** Marijuana dispensary

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.

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

Gregory Peck
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. 02312525
PLANNED UNIT DEVELOPMENT FEE $ 550.00
SIGN DEPOSIT $ 50.00
(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____
CITY COMMISSION ACTION: _____ **DATE:** _____
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

CIty of Shawnee OK
405-878-1616
***** R E P R I N T R E C E I P T *****

REC#: 02312525 7/08/2019 2:46 PM
OPER: KG TERM: 020
REF#:
PAID BY:

TRAN: 401.0000 BUILDING PERMIT
190598 280.00CR
PECK, GREGORY
39405 W MACARTHUR ST
Z-REZONING 280.00CR

TENDERED: 280.00 CASH
APPLIED: 280.00-

CHANGE: 0.00

Visit www.ShawneeOK.org
For More Information

FirstUnited℠

FIRST UNITED BANK AND TRUST COMPANY
1400 West Main Street
Durant, OK 74702
580-924-2211

Money Order

3793468

Date: 7/08/19

Branch: 0015

PAY EXACTLY **50 AND 00/100 DOLLARS

TO THE ORDER OF City of Shawnee

$50.00

NOT VALID OVER $1,000.00

SIGNATURE OF REMITTER

ADDRESS 39405 W. MacArthur

⑈0003793468⑈ ⑆103100881⑆ 2222223⑈

Security features included. Details on back.

201500009939
Filed for Record in
POTTAWATOMIE OKLAHOMA
RAESHEL FLEWALLEN, COUNTY CLERK
08-10-2015 At 12:37 pm.
JTQCD 15.00

JOINT TENANCY
QUIT CLAIM DEED

Instrument 201500009939 PG 1 OF 2

KNOW ALL MEN BY THESE PRESENTS:

That Gregory Louis Peck and Karen Kay Peck a/k/a Karen Kay Giddens a/k/a Karen Kay Blackmon, husband and wife, parties of the first part in consideration of the sum of TEN DOLLARS and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby quit-claim, grant, bargain, sell and convey to **Gregory Louis Peck and Karen Kay Peck, of 39405 W. MacArthur, Shawnee, OK 74804**, as joint tenants and not as tenants in common with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situated in Pottawatomie County, Oklahoma:

Beginning 190 feet West of the Northeast Corner of the East Half of the Northwest Quarter of Section Eleven (11), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, thence South 700 feet; thence West 160 feet; thence North 700 feet; thence East 160 feet to the Point of Beginning.

POTTAWATOMIE COUNTY CLERK GREAT SEAL OF THE STATE OF OKLAHOMA COUNTY OK

together with all the improvements thereon and the appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor, their heirs and assigns, forever.

Signed and delivered this 6th August day of ~~July~~, 2015.

Karen Kay Peck a/k/a Karen Kay Giddens
a/k/a Karen Kay Blackmon

STATE OF ~~TEXAS~~ TEXAS
COUNTY OF ~~NUECES~~ NUECES

This instrument was acknowledged before me on the 6th day of ~~July~~ AUGUST, 2015, by Karen Kay Peck a/k/a Karen Kay Giddens a/k/a Karen Kay Blackmon.

My commission expires:

ANNA M. SALCIDO
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-10-2016

Notary Public

Gregory Louis Peck

STATE OF ~~OKLAHOMA~~ TEXAS
COUNTY OF ~~POTTAWATOMIE~~ NUECES

This instrument was acknowledged before me on the 6th day of ~~July~~ AUGUST, 2015, by Gregory Louis Peck.

My commission expires:

ANNA M. SALCIDO
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-10-2016

Notary Public

CERTIFICATE OF BONDED ABSTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Beginning 190 feet West of the Northeast Corner (NE/c) of the East Half (E/2) of the Northwest Quarter (NW/4), of Section Eleven (11), Township Ten (10) North, Range Three (3), East of the Indian Meridian, Pottawatomie County, Oklahoma; THENCE South 700 feet; THENCE West 160 feet; THENCE North 700 feet ; THENCE East 160 feet to the POINT OF BEGINNING

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: June 25, 2019 at 7:30 AM

First American Title Insurance Company

By: Michelle Cook
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2419238-SH99

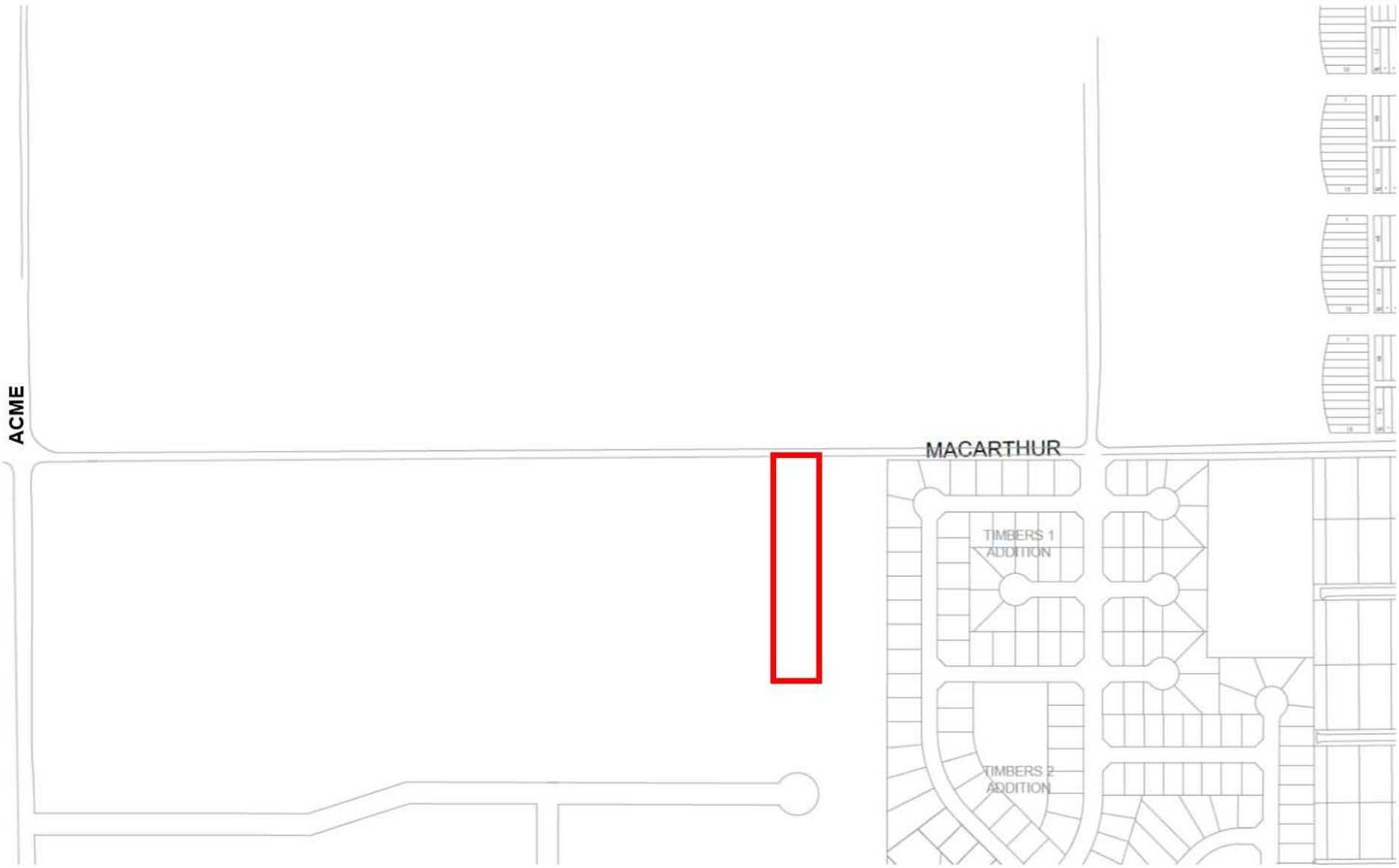
OWNERSHIP LIST

ORDER NO. 2419238

DATE PREPARED: July 3, 2019

EFFECTIVE DATE: June 25, 2019 at 7:30 am

OWNER	LOT	BLK	ADDITION
PECK GREGORY LOUIS & KAREN KAY *39405 W MACARTHUR* *SHAWNEE, OK 74804*			*BEG 190'W NE/C E/2 NW S700' W160' N700' E160' TO POB* *(11-10N-3E)*
REDEEMER LUTHERAN CHURCH *39307 MACARTHUR ST* *SHAWNEE, OK 74804*			*BEG 350'W NE/C E/2 NW S680' W320' N680' E320' TO POB* *(11-10N-3E)*
HILL KIMBERLY SHAWN *P O BOX 557* *MCLOUD, OK 74851*			*BEG SE/C OF SW/4 N321.5' W342' S321.5' E342' POB* *(2-10N-3E*
CWC AND JAC REVOC TRUST *PO BOX 1975* *SHAWNEE, OK 74802*			*BEG NE/C NE NW W190' S700' E190' N700' TO POB* *(11-10N-3E)*
BURROUGH LISA G *2504 WHISPERING PINE* *SHAWNEE, OK 74804*	*8*	*1*	*THE TIMBERS*
CLEMMONS DAVID M JR *2502 WHISPERING PINE BLVD* *SHAWNEE, OK 74804*	*9*	*1*	*THE TIMBERS*
CAMPBELL ANTHONY & MISTI *2500 WHISPERING PINES* *SHAWNEE, OK 74804*	*10*	*1*	*THE TIMBERS*


ACME
MACARTHUR
TIMBERS 1
ADDITION
TIMBERS 2
ADDITION