

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

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

DATE:

TIME:

PLACE OF MEETING:

12/01/2021

1:30 P.M.

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

To be completed by person filing notice:

NAME: Rachel Clyne

TITLE: City Planner

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

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 9:40 a.m. /p.m. on 11/29/2021

SIGNED:

Kelley Metcalf
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 11-29-2021

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Kelley Metcalf

AGENDA
PLANNING COMMISSION of SHAWNEE, OK
Regular Meeting
December 1, 2021 at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on November 3, 2021.
3. Case No. **CUP03-21** -- Public hearing and consideration of a request for a zoning clarification and Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.
Applicants: Grinnell & Rhodes families
4. Case No. **PUD02-21** - Public hearing and consideration of a request for a rezoning and Planned Unit Development (PUD) at 1420 N. Harrison Ave for an Adult Crisis and Urgent Recovery Clinic.
Applicant: Terry Pollack for STP Solutions, Inc.
5. Case No. **PL06-21** - Consideration of an application for Final Plat of the Hyatt Addition, Section 4 subdivision located near N. Harrison Ave. and E. 45th St.
Applicant: Richard Whitecotton for Cotton Homes, LLC
6. Case No. **PL07-21** - Consideration of an application for Final Plat for Wolverine Industrial Park subdivision located west of N. Harrison Avenue on Wolverine Road.
Applicant: Stephen Landes for Landes Engineering, LLC
7. Discussion of Home Sharing Rentals/Short-term Rentals
8. Review and Approval of 2022 Planning Commission Meetings Calendar
9. City Planner's Report
10. Commissioners' Comments
11. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: November 3, 2021

DRAFT minutes

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on November 3, 2021, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

Item 1. Roll Call

The following Commissioners were present:

Present: Walker, Johnson, Deem, Rowell

Absent: Loftis-Walton

City Planner, Rachel Clyne, stated there was a quorum, and the meeting was called to order.

Item 2. Approval of Minutes

Consideration of approval of the minutes from the regular meeting of September 1, 2021.

Chair Deem asked the Planning Commissioners if there were questions or corrections to the minutes.

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

Motion passed 4-0-0.

Aye: Walker, Johnson, Deem, Rowell

Nay: None

Abstain: None

Item 3. RZ07-21

RZ07-21 - Public hearing and consideration of an application to rezone property located at 1404 E. 7th Street from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District) to allow construction of a duplex or triplex.

Case No. **RZ07-21**, Applicant: Ethan Acock

Chairperson Deem asked for a staff report. Planner Clyne stated the application was to rezone property located at 1404 E 7th Street. Clyne discussed the staff report and stated that the subject property is zoned R-1 (Single-Family Residential District). To the east properties are zoned R-1. To the south, across Walnut Street properties are zoned both R-1 and R-2 (Medium Density Residential District). To the west, crossing Pesotum Avenue, the properties are zoned R-3 (Multifamily Residential District). To the north, across Main Street, the zoning districts include R-1, R-2, and C-1 (Neighborhood Commercial District).

Zoning exists to avoid adjacent placement of incompatible uses. The stepping down concept is used to separate the most intense zoning district with the next less intense district. Many communities recognize the standard step down of districts as Industrial, Commercial, Residential, and Agricultural. One example is that Commercial Districts act as a "buffer" for Residential Districts from the more intense uses associated with Industrial Districts. When dealing with zoning districts within the same overall use, a similar idea is good practice for land use. In Shawnee, there are four (4) residential zoning districts. Differences in residential uses

often consider the density (opposed to intensity) of a district when utilizing the step down concept. For example, the most dense Residential district in Shawnee is R-3 (Multifamily), followed by R-2, R-1, and ending with RE (Residential Estate District).

RE lots require a minimum of one-acre of land to be buildable. The street frontage is the longest width, and the building setbacks are the most restrictive. On the opposite end, an R-3 lot can be smaller, require less street frontage, and have building setbacks that allow buildings constructed more closely together. The subject property is adjacent to R-3 on one side (west) and R-1 on the other side (east). The rezoning of the lot in between the two districts to R-2 is a logical conclusion using best planning practices. The subject property meets the dimension standards for R-2 District and is an appropriate buffer between the two residential districts.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ07-21**, which is to rezone property located at 1404 E. 7th Street from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District).

Commissioner Johnson made a motion to recommend **Approval** of Case No. **RZ07-21** to the City Commission, which was seconded by Commissioner Rowell. Following any discussion, the motion **passed 4-0-0**.

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

It was announced the item would be heard at the November 15, 2021 City Commission meeting.

Item 4. City Planner's Report

Commissioner Cami Engles had resigned from the Planning Commission in order to serve on the City Commission. Additionally, Jay Lester had submitted his letter of resignation; he was moving outside Shawnee city limits.

Item 5. New Business

Item 6. Commissioners' Comments

Commissioner Walker asked about vacancies on the Planning Commission. Clyne encouraged the Commissioners present to let potential board members know there was a volunteer application on the City's website.

Chair Deem suggested that the Planning Commission vote regarding public participation at a future meeting.

Item 7. Adjournment

Meeting was adjourned at 1:59 p.m. by the power of the Chair.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 12.01.2021 – City of Shawnee, Oklahoma

Staff Report – CUP03-21– Conditional Use Permit – 15413 Nickens Rd

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: November 24, 2021

Subject: CUP-03-21 – Request for a zoning clarification and Conditional Use Permit (CUP) at 15413 Nickens to operate a Bed & Breakfast/Airbnb.

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of December 1, 2021.

Background

The subject property is located at 15413 Nickens Road a/k/a Cabin Site Lease #033928 and is zoned A-1 (Rural Agricultural District). The zoning clarification is the inclusion of the LPZ (Lake Protection Zone) zoning overlay. This overlay is applicable to all City-owned Lake Lot Leases. The request for a Conditional Use Permit (CUP) is to operate a Bed & Breakfast/Airbnb. The applicants requesting the CUP are the Grinnell and Rhodes families.

Discussion

Referencing the City of Shawnee Code of Ordinances [Chapter 22 – Planning and Development -- Article V] - **Section 22-119. – Definitions**

“Lake lot lease shall mean those lease areas established by the city, most of which were created in 1936, around Shawnee Lake No. 1, for the purposes of private recreational and residential use. In general, such areas are a minimum of one acre in size and include the right to construct a permanent residence on the subject lease area. The term “lake lot lease” shall also include any newly created or defined lots that are or will be leased by the city or the CLO.” (CLO = state commissioners of the land office)

Referencing the City of Shawnee Code of Ordinances [Chapter 16 – Article II – Twin Lakes] {Division 8 - Lot Rentals} **Section 16-322. - Assignment of lease; sale of improvements.**

“(a) No lease entered into under this division shall be assigned or sublet, but the lessee may at any time during the term of his lease sell and transfer to other persons the improvements on the lot leased by him.”

The application for this Conditional Use Permit is for a “Bed & Breakfast/Airbnb”. However, there exists a clear difference between the Uses of “bed and breakfast” and “Airbnb”.

Airbnb is one of many short-term rental platforms that assist in the subletting of a dwelling unit (a house), or portion thereof (a single room). Another well-known short-term rental platform is VRBO, which stands for Vacation Rental By Owner.

Bed and breakfasts are dwelling units that must be owner-occupied and where lodging and breakfast are provided for compensation.

Recommendation

Property that has a lake lot lease shall not be sublet. Staff should not have accepted and processed this application as approval is not possible. Staff recommends that the Planning Commission recommend **DENIAL** of Case No. **CUP03-21** to the City Commission.

This application will be heard at the regular City Commission meeting on Monday, December 20, 2021 at 6:00 p.m. in the Commission Chambers of City Hall.

RENOTIFICATION OF PUBLIC HEARING – **NEW DATE!**

NOTICE OF A PUBLIC HEARING
City Of Shawnee, Oklahoma
Case #CUP03-21

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

Case number CUP03-21 is for a rezoning and CUP (conditional use permit).

The property is located at **5413 Nickens Rd.**

Current zoning is **A-1 (Rural Agricultural District)**.

Proposed zoning is **LPZ (Lake Protection Zone) with CUP (Conditional Use Permit)**.

CUP request is for a **Bed and Breakfast/Airbnb**.

Applicants are the **Grinnell and Rhodes families**.

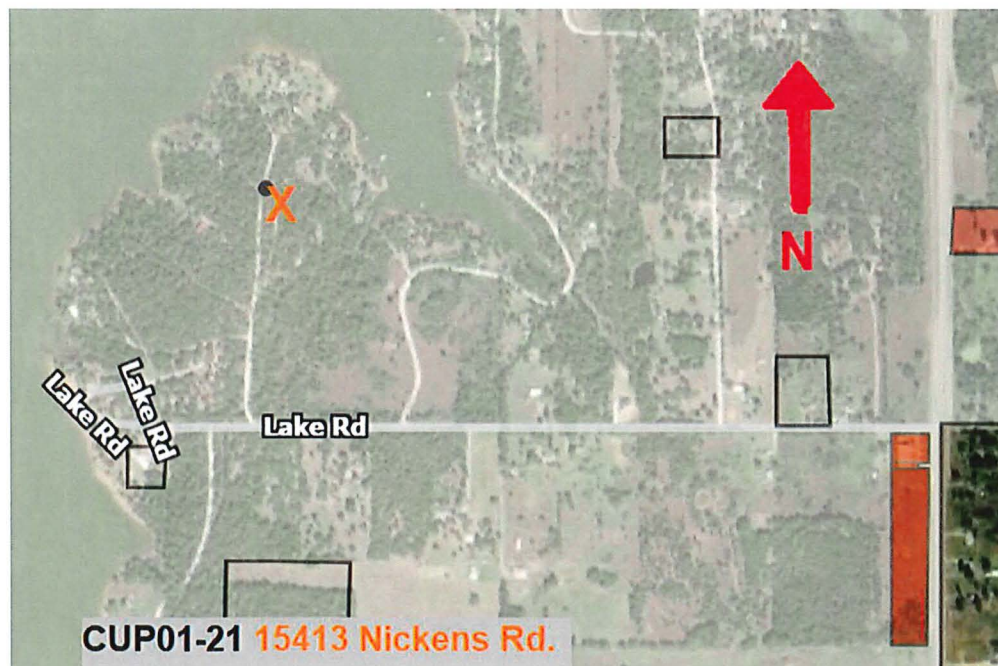
The public hearings for **CUP03-21** will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

December 1, 2021 at 1:30 p.m. City of Shawnee Planning Commission meeting
December 20, 2021 at 6:00 p.m. City of Shawnee City Commission meeting

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

Presented for post on November 9, 2021, by Rachel Clyne, City Planner.

RC



Ellen Chidester
 1205 N Lawton
 Moore, OK 73160

Kenneth & Rita Sparks
 P.O. Box 452
 McLoud, OK 7485

Robert & Traci Murphy
 3451 Fish Market Rd
 McLoud, OK 74851

Edward Hall – Kasey Miller
 3148 SW 93rd
 OKC, OK 73159

Michael & Kirk Lowery
 2009 Brook Hollow
 Shawnee, OK 74804

Kristi & Alvin Peterson
 3322 Post Office Neck
 Shawnee, OK 74801

Kenneth & Rita Sparks **
 15411 Nickens Rd
 Shawnee, OK 74801

Robert & Traci Murphy **
 15509 Nickens Rd
 Shawnee, OK 74801

Ellen Chidester **
 15508 Nickens Rd
 Shawnee, OK 74801

Edward Hall – Kasey Miller **
 15605 Nickens Rd
 Shawnee, OK 74801

Michael & Kirk Lowery
 33112 Post Office Neck
 Shawnee, OK 74801

Grinnell/Rhodes
 25492 Kings Rd
 Tecumseh, OK 74873

Grinnell/Rhodes **
 15413 Nickens Rd
 Shawnee, OK 74801

Renotification of Public Hearing for
 CUP03-21 on 12.1.2021
 **Lake Lot Lease addresses *RC*



Planning Commission Meeting – 12.01.2021 – City of Shawnee, Oklahoma

Staff Report – PUD02-21 – Planned Unit Development – 1420 N. Harrison Ave.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: November 19, 2021

Subject: PUD02-21 – Request for a Planned Unit Development (PUD) at 1420 N. Harrison Ave for an Adult Crisis and Urgent Recovery Clinic operated by the Red Rock Behavioral Health Service

=====

It is requested that the following information be given formal consideration by the Planning Commission at its special meeting of December 1, 2021.

Background

The application is for a rezoning from R-3 (Multi-family Residential District) to C-3 (Commercial Highway District) with a Planned Unit Development (PUD) zoning overlay for design standards. The subject property is located at 1420 N. Harrison Avenue, which is southwest of the intersection of N. Harrison Ave. and E. Paine Street. Currently, a church sits on the property. The proposed PUD use would require demolition of the existing structure and the infill construction of a new commercial building. Red Rock Behavioral Health Service will operate the planned Adult Crisis and Urgent Recovery Clinic.

Discussion

Referencing the City of Shawnee Zoning Code [Article VII. – Zoning] {DIVISION 11. – GENERAL} Provisions of Planned Unit Development (PUD), **Sec. 22-499. - General.**

- (a) *“A planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.”*

Zoning Code (Code) **Sec. 22-506. - Application for Rezoning and/or PUD Master Plan; Submission Requirements.**

A master development plan map shall be a graphic representation of the development plan for the area, and the PUD design statement shall be a written report submitted as a part of the PUD master plan containing a minimum of the following elements:

- a. Title of PUD;
- b. List of owners and developers;
- c. Statement of the general location and relationship to adjoining land uses; both existing and proposed;
- d. Description of the PUD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a general description of proposed building use types, proposed restrictions and typical site layouts;
- e. The existing PUD zoning districts in the development area and surrounding it;
- f. A list of all special development regulations or the conventional zoning district regulations which will be applicable;
- g. A statement on the existing and proposed streets, including right-of-way standards and street design concept;
- h. The following physical characteristics: elevation, slope analysis, soil characteristics, tree cover and drainage information;
- i. A topographical map with minimum two-foot contour intervals;
- j. Drainage information, including number of acres in the drainage area and delineation of applicable flood levels;
- k. A statement of utility lines and services to be installed, including which lines will be dedicated to the city and which will be private;
- l. The proposed densities, and the use types and sizes of structures; and
- m. A description of the proposed sequence of development.

The Statement and Plan Map, as well as several exhibits that include plans and maps that were submitted by the applicant follow this report. A sample rendering of a similar clinic located in the Oklahoma City area provides a view of the potential exterior and interior concepts. Staff has reviewed the submittals for compliance and completeness.

Recommendation

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

This application will be heard at the regular City Commission meeting on Monday, December 20, 2021 at 6:00 p.m. in the Commission Chambers of City Hall.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: PUD 02-21
Project Number: 20210993
Date Filed: 11/2/2021
Rachel Clyne
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 R3 District to PUD/C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1420 N. HARRISON AVE. SHAWNEE OK 74801

LEGAL DESCRIPTION: SEE ATTACHED DEED

PROPERTY OWNER (S): THE EMMANUEL PENTECOSTAL HOLINESS CHURCH OF SHAWNEE INC

PROPERTY AGENT (APPLICANT): TERRY L. POLLOCK STP SOLUTIONS, INC.

APPLICANT'S ADDRESS: 7006 NW 68TH ST. SUITE 102

CITY: BETHANY STATE: OK ZIP: 73008

EMAIL ADDRESS: TERRY @ STP-SOLUTIONS.COM

TELEPHONE NUMBER: (405) 210-3169 CONTACT NUMBER: () SAME

DIMENSIONS OF PROPERTY: AREA: 0.54 WIDTH: 151.15'
LENGTH: 150' FRONTAGE: 151.15'

CURRENT ZONING: R3 CURRENT USE: CHURCH

PROPOSED ZONING: PUD/C-3 PROPOSED USE: MENTAL HEALTH CARE

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]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 894

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____



ENGINEERING ♦ LAND SURVEYING ♦ GEOTECHNICAL SERVICES

Nov. 1, 2021

City of Shawnee Planning Department
Ms. Rachel Clyne, City Planner
222 N. Broadway
Shawnee, OK 74801

RE: PUD SUBMITTAL
1420 N. Harrison Ave.

Dear Ms. Clyne,

Please find enclosed the following:

- Signed Application
- Letter of Authorization from property owner
- Warranty Deed
- Shawnee Zoning Map
- Google map showing site and driveway distances
- One Check for \$550.00
- One Check for \$50.00
- Eight (8) copies of th3 PUD Design Statement and Exhibits
- Eight (8) copies of Google Site Location Map; Architect's Floor Plan and Color Rendering of proposed building.
- Three (3) copies of Certified land Ownership List

I appreciate your professional counsel and assistance for this project.

Respectfully submitted,

Terry L. Pollock

Cc: Kyle Kuykendall, CFO, RRBHS
Doug Howard, Arch.
Nelmon Brauning
Darin Teeman, PE STP Solutions, Inc.

LETTER OF AUTHORIZATION

I/We, the undersigned property owner(s), do hereby name and authorize
TERRY L. POLLOCK dba STP Solutions INC to act as agent of the owner
in My/our behalf in the matter of the application filed for rezoning before
the City of Shawnee, Oklahoma

Property Address: 1420 N HARRISON AVE
SHAWNEE, OK 74801

✓ Executed this 10 of 4, 2021

Robert Ware Pastor
FOR: THE EMMANUEL
PENTECOSTAL
Print Owners name
HOLINESS CHURCH OF
SHAWNEE INC.

Print owners name

✓ Robert Ware
10/4/2021 5:21:45 PM CDT
owners signature

owners signature

Terry L. Pollock

President

S.T.P.
SOLUTIONS, INC.



002329
WARRANTY DEED

Standard Form—Uniform

Given All firm by Office Records:

Walter H.L. Hart, Michael McLaughlin and Jack

Kizzia, as Trustees, their successors and assigns,

for the Emmanuel Pentecostal Holiness Church,

of Pottawatomie County,

State of Oklahoma, part Y of the first part, by 1144 DOLLARS

sum of Ten and no/100

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and

Convey unto The Emmanuel Pentecostal Holiness Church of Shawnee, Inc., a corporation,

of Pottawatomie County, State of Oklahoma, party

of the second part, the following described real property and premises situate in Pottawatomie

County, State of Oklahoma, to-wit:

Beginning 151.15 feet North of the SE corner of Block 4
Vates Addition to City of Shawnee, thence West 150 feet;
thence North 151.15 feet; thence East to the West side of
Bartson Avenue; thence South along the East line of said
lot to place of beginning.

State of Oklahoma, Pottawatomie County, SE
Filed for record FEB 9 1987 at 11:40 AM
Kathy Verley, County Clerk, By: A. Hall Deputy

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

TO HAVE AND TO HOLD said described premises unto the said party of the second
part, his heirs and assigns forever, free, clear and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatever nature.

Signed and delivered this 9th day of February, 1987.

TRUSTEES, FOR THE Emmanuel Pentecostal Holiness Church:

W. H. Hart
H.L. Hart

Michael McLaughlin
MICHAEL MCLAUGHLIN

Jack Kizzia
JACK KIZZIA

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS: INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Signature of the undersigned, a Notary Public in and for said County and State on this 9th day of

February, 1987, personally appeared Walter H.L. Hart

and Michael McLaughlin and Jack Kizzia

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.

My commission expires 3/15/89 Edward B. Simpson Notary Public

Details

Basemap

Share

Print

Measure

1420 N Har



LAYER R3
ZONING
ZONING_REQ
CASE
P_C_APPVL
C_C_APPVL
LOCATION
NOTES
ORDINANCE

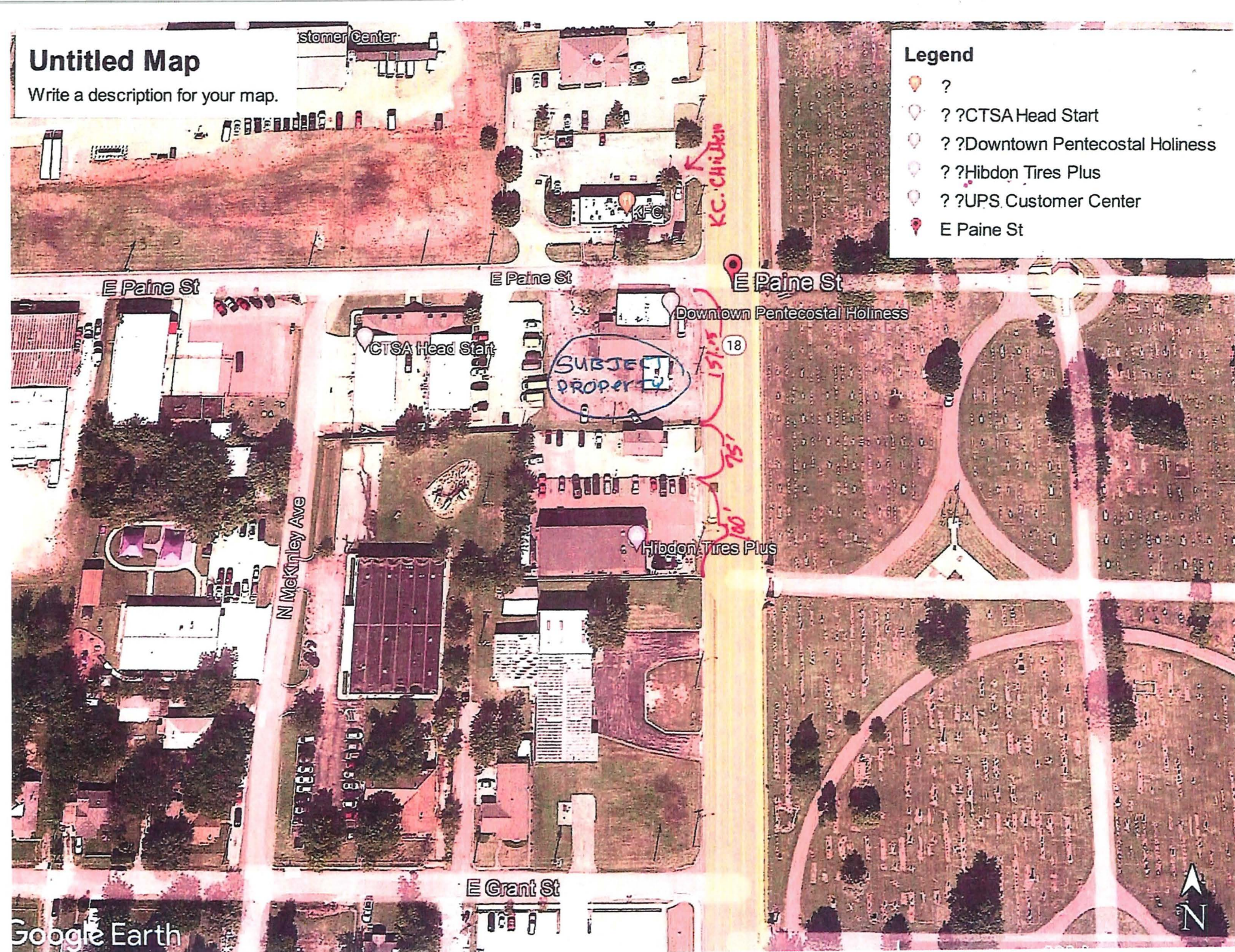
[Zoom to](#)

Untitled Map

Write a description for your map.

Legend

- ? ?
- ? ?CTSA Head Start
- ? ?Downtown Pentecostal Holiness
- ? ?Hibdon Tires Plus
- ? ?UPS Customer Center
- E Paine St



CERTIFICATE OF BONDED ABTRACTOR
(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 151.15 feet North of the SE corner of Block 4 Yates Addition, to the City of Shawnee; Thence west 150 feet; Thence north 151.15 feet; Thence east to the west side of Harrison Avenue; Thence south along the east line of said lot to place of beginning.

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 21, 2021 at 7:30 AM

First American Title Insurance Company

By: 

Julie Jordan
Abstractor License No. 4071
OAB Certificate of Authority # 017
File No. 2677994-OK99

OWNERSHIP LIST

ORDER NO 2677994-SH99

DATE PREPARED: September 30, 2021

EFFECTIVE DATE: September 21, 2021 at 7:30 am

OWNER	LOT	BLK	ADDITION
CHURCH 1420 N HARRISON SHAWNEE, OK 74801-0000	1 E150' OF N1/2 BLK 4 FAMILY WORSHIP CENTER	4	YATES
CHRIS CARRELL INSURANCE LLC 1400 N HARRISON SHAWNEE, OK 74801-0000	7 BEG 100'N SE/C BLK 4 W172.5' N51.5' E172.5' S51.5' POB	4	YATES
MORGAN TIRE & AUTO INC 535 MARIOTT DR NASHVILLE, TN 37214-0000	6 BEG SE/C BLK 4 W172.5' N100' E172.5' S100' POB	4	YATES
CENTRAL TRIBES OF THE SHAWNEE 1535 N MCKINLEY SHAWNEE, OK 74801-0000	3 BEG 172.5'W & 50'N SE/C BLK 4 W171.5' N95.30' E171.5' S95.30' POB	4	YATES
CENTRAL TRIBES OF THE SHAWNEE 1535 N MCKINLEY SHAWNEE, OK 74804-0000	5 BEG 151.15'N 150'W SE/C BLK 4 W194' N151.15' E194' S151.15' POB	4	YATES
ALKO CORPORATION AN OKLA CORP PO BOX 28606 ATLANTA, GA 30358-0606	1	1	ALKO
STORE MASTER FUNDING VI LLC 27 E SHERIDAN AVE SUITE 200 OKC, OK 73104-0000	1	1	HARRISON RIDGE ADDITION
DREW HOLDINGS LLC 1410 N HARRISON SHAWNEE, OK 74801-0000	1 LESS N16.4' OF E200' &; W170' BLK 3 LESS BEG SE/C W200' N153.60' E200' S153.60' POB LESS .13	3	YATES
KFC US PROP INC P O BOX 35370 LOUISVILLE, KY 40232-5370	1 BEG SE/C BLK 3 YATES ADDN W ALG S LINE OF BLK 3 200' N153.60' E200' S153.60' POB	3	YATES

CITY OF SHAWNEE P O BOX 1448 SHAWNEE, OK 74802-1448		BLKS 6 THRU 9	MCDIVITT
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SERVICES WITHIN REACH

Carrie Slatton-Hodges | Commissioner

Kevin Stitt | Governor

November 17, 2021

The Honorable Mayor and Shawnee City Council
and
Shawnee Planning Commission
City of Shawnee
P.O. Box 1448
Shawnee, OK 74802

Re: Proposed Crisis Unit for Shawnee

This is a letter of support for Red Rock Behavioral Health Services to build a Mental Health Crisis Unit in Shawnee in partnership with the Oklahoma Department of Mental Health and Substance Abuse Treatment (ODMHSAS). Specifically, this request includes the City of Shawnee's approval of the design, plans, and Planned Unit Development (PUD) presented at the upcoming Planning Commission and City Council meetings.

Pottawatomie County has one of the highest rates of need for mental health services in Oklahoma. This Crisis Unit will allow the citizens of Pottawatomie County to receive the best level of mental health treatment for crisis stabilization close to their home helping them quickly return to their previous level of health.

In addition, the location of this Crisis Unit in Shawnee will greatly benefit law enforcement because they will not have to transport citizens of Shawnee out of county, often at long distances, for treatment. The Shawnee citizens in need of treatment will not require the long-distance transportation to a different county.

Respectfully,

A handwritten signature in black ink, appearing to read "CSH", is written over a horizontal line.

Carrie Slatton-Hodges, MS, LPC
Commissioner



ADDRESS

2000 N Classen Blvd
Oklahoma City, OK 73106



PHONE

1 (800) 522-9054



WEBSITE

oklahoma.gov/odmhsas

NOTICE OF A PUBLIC HEARING
City Of Shawnee, Oklahoma
Case #PUD02-21

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

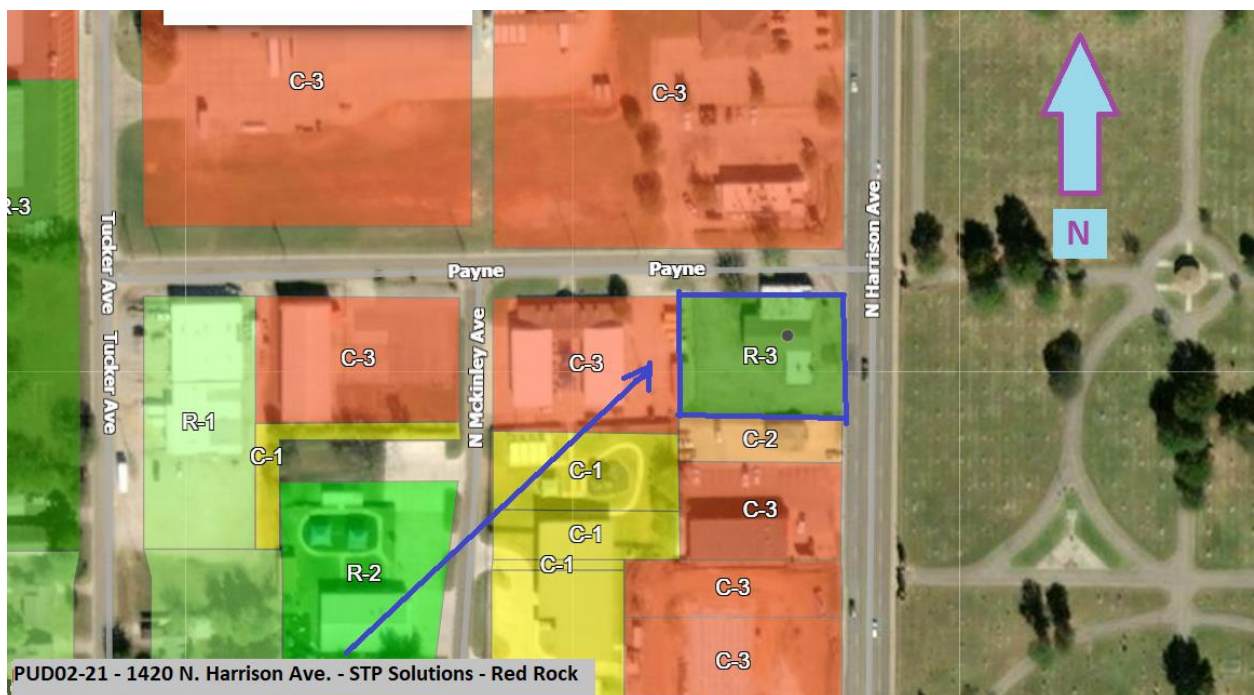
Case number **PUD-21** is for a Planned Unit Development (PUD).
The property is located at 1420 N Harrison Avenue.
Current zoning is R-3 (Multifamily Residential District).
Proposed zoning is C-3 (Highway Commercial District) with PUD overlay.
Applicant is Terry Pollack of STP Solutions, Inc.

The public hearings for **PUD02-21** will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

December 6, 2021	at 1:30 p.m.	City of Shawnee Planning Commission meeting
December 20, 2021	at 6:00 p.m.	City of Shawnee City Commission meeting

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

Presented for post and publication on November 9, 2021, by Rachel Clyne, City Planner.





Planning Commission Meeting – 12.01.2021 – City of Shawnee, Oklahoma

Staff Report – PL06-21 – Final Plat – Hyatt Addition, Section 4

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: November 17, 2021

Subject: PL06-21 – Request for a Final Plat for the **Hyatt Addition, Section 4** subdivision located southeast of the intersection of N. Harrison Ave. and E. 45th Street.

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of December 1, 2021.

Background

The subject property is located east of N. Harrison Avenue and south of E. 45th Street. The proposed subdivision has 6.57-acres with 26 lots. The current zoning is R-1 (Single-Family Residential District).

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

Discussion

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

Recommendation

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

This application will be heard at the regular City Commission meeting on Monday, December 20, 2021 at 6:00 p.m. in the Commission Chambers of City Hall.



FINAL PLAT APPLICATION

Planning Department

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

For Office Use Only	
Case Number:	<u>PL06-21</u>
Project Number:	<u>20210943</u>
Date Filed:	<u>10-29-2021</u>
Amount Paid:	<u>\$277.00</u>
Receipt No.:	<u>857 ✓ #3668</u>

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.

APPLICANT RICHARD WHITECOTTON (HYATT DEVELOPMENT LLC) COTTON HOMES LLC

APPLICANT ADDRESS 203 E 40TH STREET SHAWNEE, OK 74804

APPLICANT PHONE NUMBERS 405.535.6923

EMAIL ADDRESS cottonhomesllc@gmail.com

NAME OF PLAT HYATT ADDITION SECTION 4

LOCATION N HARRISON ST AND EAST 45TH ST

NUMBER OF ACRES 6.57 ACRES

NUMBER OF LOTS 26

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 26

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 0

TOTAL COST 277.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 26

PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 0

TOTAL COST 277.00

OWNER/DEVELOPER INFORMATION:

NAME RICHARD WHITECOTTON (HYATT DEVELOPMENT LLC) COTTON HOMES LLC

ADDRESS 203 E 40TH STREET SHAWNEE, OK 74804

CONTACT NUMBERS 405.535.6923

EMAIL ADDRESS cottonhomesllc@gmail.com

PROJECT ENGINEER INFORMATION:

NAME ROSS MORRIS (MORRIS ENGINEERING)

ADDRESS 617 NW 27TH MOORE, OK 73160

CONTACT NUMBERS 405.912.2775

EMAIL ADDRESS ross@rmorrisengineering.com

**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**



617 N.W. 27th Street
Moore, OK 73160
(405) 912-2775
(405) 912-2322 Fax

TRANSMITTAL LETTER

October 28, 2021

City of Shawnee

Rachel Clyne

Planning Director

16 West 9th
Shawnee, OK. 74801

Re: Hyatt Addition Sec. 4

Attached herewith we submit the following:

1. 1 24x36 Final Plat
2. 8 12x18 Final plats
3. 1 8 $\frac{1}{2}$ x 11 Final Plat

For Your Approval

Ross Morris, P.E.

RECEIVED

OCT 28 2021

PLANNING / CODE

FINAL PLAT of

[illegible]

STATE OF CALIFORNIA

Sd.

COUNTY OF _____

BEFORE ME, the undersigned a Notary Public, in and for said County and State of California, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, the State of his being and voluntary act and deed, and that he was not under any legal disability or incapacity at the time he executed the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public

[illegible]

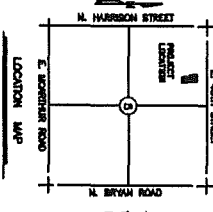
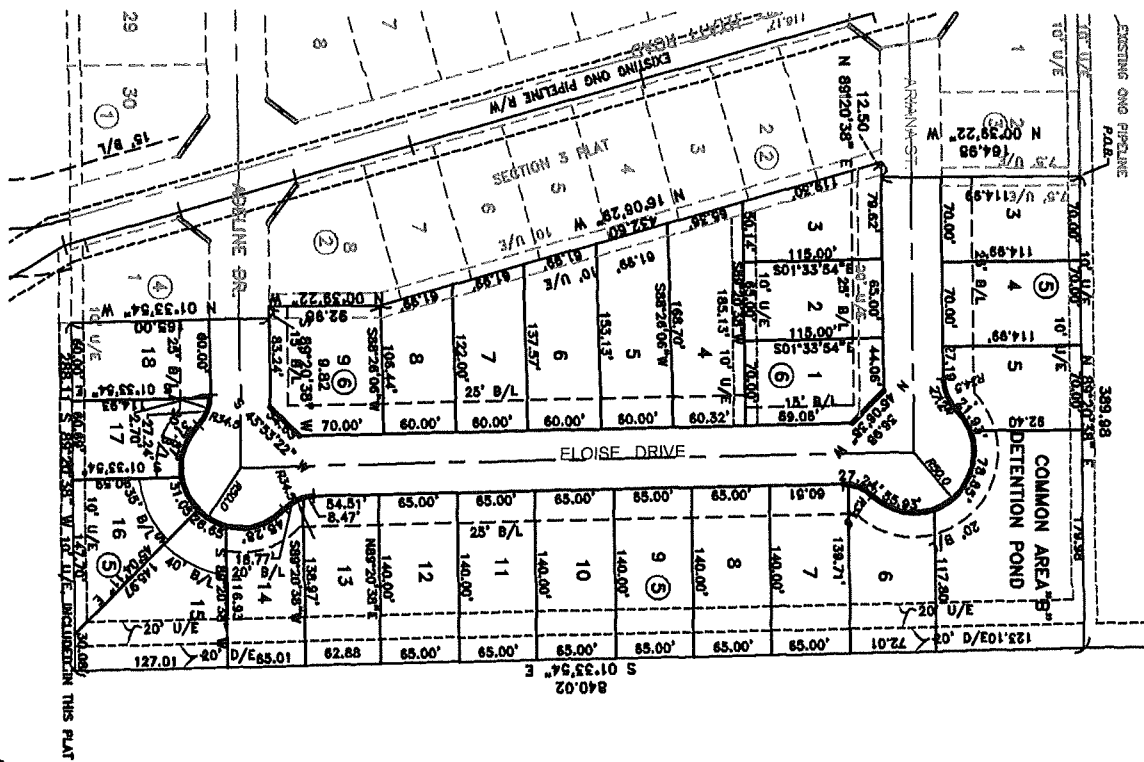
THE COMMISSIONER OF THE CITY OF SEATTLE, OAKLAND, THE _____ DAY OF _____
20
 ATTEST

 CITY CLERK _____ WARDEN _____

[illegible]

NOTARY PUBLIC

PROPERTY



U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

[illegible]

MORRIS
INDEPENDENT ADVERTISING

117 N. W. 27th STREET
MOORE, OK 73060
(405) 915-2775
(405) 915-1111 FAX

D17 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2773
(405) 912-2122 FAX

SUBJECT NO. **OR**

FINAL PLAT of
HYATT ADDITION, SEC. 4
A PART OF THE NW/4, SEC. 5, T10N, R4E, I.M.
CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, HYATT DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABTRACTOR'S CERTIFICATE. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____, COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

STATE OF OKLAHOMA
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED RICHARD WHITECOTTON OF HYATT DEVELOPMENT, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 5, TOWNSHIP 10 NORTH (T10N), RANGE 4 EAST (R4E) OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 2 BLOCK 3, OF SECTION 3 OH HYATT ADDITION, A PLAT FILED IN DOCUMENT #201500012728 POTTOWATOMIE COUNTY, OKLAHOMA
thence N 89°20'38" E a distance of 389.98';
thence S 01°33'54" E a distance of 840.02';
thence S 89°20'38" W a distance of 288.11';
thence N 01°33'54" W a distance of 165.00';
thence S 89°20'38" W a distance of 9.82';
thence N 00°39'22" W a distance of 92.98';
thence N 16°06'29" W a distance of 432.60';
thence N 89°20'38" E a distance of 12.50';
thence N 00°39'22" W a distance of 164.98';
which is the point of beginning,
having an area of 285984.12 square feet, 6.57 acres

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

STATE OF OKLAHOMA
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BONDED ABTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABTRACTOR OF TITLES, IN AND FOR THE COUNTY OF POTTOWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____, AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____.

FIRST AMERICAN TITLE INSURANCE CO.

AUTHORIZED OFFICER

STATE OF OKLAHOMA
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF POTTOWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF SHAWNEE, THIS _____ DAY OF _____, 20____.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SHAWNEE PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE _____ DAY OF _____, 20____.

PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE, OKLAHOMA THIS _____ DAY OF _____, 20____.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____ DAY OF _____, 20____.

CITY CLERK

OWNERS
CORPORATE
SEAL

OWNERS
NOTARY
SEAL



Planning Commission Meeting – 12.01.2021 – City of Shawnee, Oklahoma

Staff Report – PL07-21 – Final Plat – Wolverine Industrial Park

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: November 22, 2021

Subject: PL07-21 – Request for a Final Plat for the Wolverine Industrial Park subdivision located west of N. Harrison Avenue and on the north side of Wolverine Road.

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of December 1, 2021.

Background

The subject property is located west of N. Harrison Avenue and on the north side of Wolverine Road. The proposed subdivision has 48.81-acres with 8 lots. The current zoning is I-3 (Industrial Heavy District).

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

Discussion

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

Recommendation

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

This application will be heard at the regular City Commission meeting on Monday, December 20, 2021 at 6:00 p.m. in the Commission Chambers of City Hall.



FINAL PLAT APPLICATION

Planning Department

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

For Office Use Only	
Case Number:	<u>PL07-21</u>
Project Number:	<u>20210987</u>
Date Filed:	<u>11-5-2021</u>
Amount Paid:	<u>\$249.00</u>
Receipt No.:	<u>889</u> ✓ #351

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.

APPLICANT Stephen Landes, Landes Engineering, LLC
APPLICANT ADDRESS 903 E. 35th St., Shawnee, OK 74804
APPLICANT PHONE NUMBERS 405-275-5388
EMAIL ADDRESS slandes@landesengineering.net
NAME OF PLAT Wolverine Industrial Park Addition
LOCATION 41500 Wolverine Rd., Shawnee, OK 74804
NUMBER OF ACRES 48.81 NUMBER OF LOTS 8

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 8 \$24.00
PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS
TOTAL COST \$249.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS
PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS
TOTAL COST

OWNER/DEVELOPER INFORMATION:

NAME Mac Bagby, Wolverine Industrial Park
ADDRESS 3525 Del Mar Heights Rd., Ste 529, San Diego, CA 92130
CONTACT NUMBERS 561-945-3771
EMAIL ADDRESS Macbagby@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes, PE 19539, Landes Engineering, LLC
ADDRESS 903 E. 35th St., Shawnee, OK 74804
CONTACT NUMBERS 405-275-5388 (o), 405-432-9396 (m)
EMAIL ADDRESS slandes@landesengineering.net

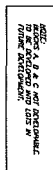
**APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS
PRIOR TO MEETING**

A RE-PLAY OF LOT 1, BLOCK 1, VANGUARD ADDITION, A SUBDIVISION OF A PART OF THE SE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTAWATOMIE COUNTY, OKLAHOMA

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322 UCBAW



UNPLATTED
CARRUTH FAMILY PARTNERSHIP



SCALE: 1" = 200'

- [illegible]

City Clerk

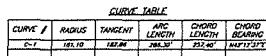
THE LEGAL DESCRIPTION PROVIDED IN TITLE COMMITMENT (EXHIBIT A) CONTAINS 2 SCRIBER'S ERRORS, 2 THATS THE WORD "TASTERY" SHOULD READ "WESTERY". THE LEGAL DESCRIPTION ABOVE HAS BEEN CORRECTED (AS SHOWN).

ONLY.

of THE SUBJECT'S SEX, AGE, and

A RE-PLAT OF LOT 1, BLOCK 1, VANGUARD ADDITION, A SUBDIVISION OF A PART OF THE SE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

A RE-PLAT OF LOT 1, BLOCK 1, VANGUARD ADDITION, A SUBDIVISION OF A PART OF THE SE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



PRELIMINARY COPY.
FOR REVIEW ONLY.

LANDER ENGINEERING L.L.C. & ASSOCIATES
www.landerengineering.net
903 EAST 30TH STREET SHAWNEE, OKLAHOMA 74804
(405) 273-5388 CA #2260 EXP. 6-30-21

Wolverine Industrial Park

DRAWN BY: FTM		SHEET NUMBER: 2 of
CHECKED: CD		

2022 CALENDAR YEAR

Schedule of Regular Meetings

PLANNING COMMISSION, SHAWNEE, OK

<u>DATE</u>	<u>TIME</u>	<u>PLACE OF MEETING</u>
January 5, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
February 2, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
March 2, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
April 6, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
May 4, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
June 1, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
July 6, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
August 3, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
September 7, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
October 5, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
November 2, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.
December 7, 2022	1:30 PM	Commission Chambers City Hall, 16 W. 9 th St.

Rachel Clyne, City Planner
222 N Broadway Ave. Shawnee, OK 74801
405-878-1616

Filed in the office of the municipal clerk at _____ am/pm on _____, 2021.

Signed _____
Clerk/Deputy Clerk