

**AGENDA
CITY OF SHAWNEE
ZONING BOARD OF ADJUSTMENT
NOVEMBER 21ST, 2019 AT 2:30 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 Zoning Board of Adjustment on December 21st, 2017
- 3)** Swearing in of Tim Burg and Holly Gordon to the Zoning Board of Adjustment
- 4)** Consideration of appointment of a Chairperson of the Zoning Board of Adjustment
- 5)** Consideration of appointment of a Vice Chairperson of the Zoning Board of Adjustment
- 6)** Case #Z02-19 – Public hearing and consideration of approval of a variance request of 9 feet for a 54-foot-tall building for a property located on the southeast corner of North Harrison Avenue and Transportation Parkway
Applicant: Nelmon Brauning
- 7)** Consideration of approval of the 2020 Schedule of Regular Meetings for the Zoning Board of Adjustment
- 8)** Planning Director's Report
- 9)** Adjournment

ZONING BOARD OF ADJUSTMENTS

DATE: December 21st, 2017

The Zoning Board of Adjustment met at a scheduled meeting on Thursday, December 21st, 2017 at 2:30 p.m. in the Commission Chambers at City Hall, Shawnee, Oklahoma, Pottawatomie County, pursuant to notice duly posted as prescribed by law. Justin Debruin, Planning Director for the City of Shawnee, presented the staff reports. Staff reports are available upon request.

AGENDA ITEM NO. 1: Roll Call

Upon roll call the following members were present: Mark Cannon, Jim Cooper and William Kirkland.

A quorum was declared present.

NOTE: Mat Thomas was absent.

AGENDA ITEM NO. 2: Approval of the November 16th, 2017 Zoning Board of Adjustment meeting minutes

Commissioner Cooper asked for a motion. Commissioner Kirkland made a motion to approve the minutes, seconded by Commissioner Cannon.

Motion carried:

AYE: Cannon, Cooper, Kirkland

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 3: Swearing in of Ed Bolt to the Zoning Board of Adjustment

Ed Bolt was sworn in.

AGENDA ITEM NO. 4: Appointment of Zoning Board of Adjustment Chairperson and Vice-Chairperson

Commissioner Cooper asked who appoints the chairperson and vice-chairperson. Justin Debruin explained the board members are open to discussion amongst themselves, following with a motion if ready. Mr. Debruin informed the board they could wait for all members to be

present before deciding. Commissioner Kirkland made a motion to defer, seconded by Commissioner Bolt.

Motion deferred:

AYE: Bolt, Cannon, Cooper, Kirkland

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 5:

Case #Z04-17: 4830 N. Harrison Avenue, Shawnee, OK

Applicant: Steve Murrah (White Sign Company)

A public hearing for consideration of the following requested variances:

- 1. The allowance of a 120' signs(s) on the subject property.**

Commissioner Cooper asked for staff report. Justin Debruin presented staff report and summarized project leading up to present day. Property is twenty one acres in size, split into two lots. Southern most lot is intended to be a travel center with two points of access and a third outlot meets in middle of other lots with the intent to contain the storm water detention. Mr. Debruin explained the request is for two 120' signs on subject property. Code allows 40' within a ¼ mile of the highway. Justin Debruin informed commissioners of previous cases with similar requests for comparison. Mr. Debruin discussed elevations staff came up with and mentioned the Planned Unit Development was approved in October; however Planning Commission agreed with staff's recommendation that the 120' sign did not conform with the comprehensive plan or any other codes within the city. Justin Debruin spoke of keeping consistency along I-40 and informed the board of the letter that was submitted from Domino Plaza, along with the phone calls from surrounding businesses, showing concern regarding the applicant's request. Mr. Debruin explained to board that these businesses may be submitting applications to the zoning board for similar sign height variances. Justin Debruin went on to explain there is not a hardship proven to this particular site; there are two other locations presented on their PUD and Preliminary Plat for signs. Mr. Debruin mentioned the major fear for applicant is trees on the western side of property but the hardship does not exist, it is merely a preference. Justin Debruin described the pertaining ordinances from the zoning code for the city. Staff does not find the intent meets a variance. If approved, the sign height should be addressed with the Planning Commission and if sign code needs to be changed, it should be done so at the Planning and City Commission level. Staff's recommendation is for staff to explore re-writing the portion of the sign code that language may be difficult to read or conflicting and includes revisions for I-40 area if needed. Mr. Debruin also informed board of an additional issue regarding on premise signage. If sign shows to be listed for lot two, but it would be advertising for lot one, it would need to go through Planning Commission for a PUD amendment. Staff finds request comes back to conformance with code and precedence, with the Planning Commission determining staff's recommendation to be appropriate. Commissioner Cooper asked if design showed the separate

lots. Justin Debruin showed him the pertaining exhibit and explained the out lot in middle was unable to be developed due to existing in floodplain until channel is created. Commissioner Cooper asked if all twenty one acres were being developed for travel center. Mr. Debruin disagreed and described lot plans. Commissioner Cooper asked where the additional signs went. Justin Debruin discussed the sign locations. Commissioner Cooper asked if the applicant was looking for sign height approval for the additional signs. Mr. Debruin stated that if nothing has changed since last meeting, the applicant requested the two most northern signs at 120' while the third sign sits further from Interstate and would abide by city code. Commissioner Cooper asked if applicant can be approved for 70' height and Justin Debruin confirmed; stating they are already approved for that height, which is the highest allowed by Interstate. Planning Commission approved 70' but denied the 120' request. Commissioner Cooper asked where the board goes from here. Mr. Debruin informed the board they can approve the variance for 120' sign height or deny and they will still be allowed to construct 70' signage. Justin Debruin offered to prepare a proposal for Planning Commission to evaluate Interstate signage. Mr. Debruin also informed board that the northern side of interstate has been allowed 40' and some southern properties off interstate have been allowed 70'. Commissioner Cannon mentioned applicant discussing 110' feet and Justin Debruin stated the applicant would still be over the height and request today is for 120'. Commissioner Kirkland mentioned the 80' sign for Domino Plaza. Mr. Debruin explained the allowance was a give and take between applicant and Planning Commission as applicant gave up numerous monument signs in exchange for one taller sign. Commissioner Kirkland asked that sign needs to be on particular property to represent business that is there. Justin Debruin agreed, stating freestanding signage has to be on site. Commissioner Kirkland asked if the sign close to Harrison and by railroad tracks was on same property and Mr. Debruin agreed. Commissioner Kirkland also discussed Planning Commission allowing items not by code and asked why. Justin Debruin explained it was through Planning Commission and a negotiation to sacrifice having numerous signs off Harrison Street for one nice sign with a façade placed upon it. Commissioner Cooper asked Justin Debruin to explain item on exhibit. Commissioner Kirkland had Mr. Debruin explain the sign locations and discussed height for Domino Plaza signage. Justin Debruin stated sign height could have been talked to during Planned Unit Development stage. Commissioner Cannon asked about the 90' and 110' requests and Mr. Debruin stated it was his recommendation that it would be done through a Planned Unit Development amendment. Commissioner Cooper opened the public portion of the meeting. Todd White with White Sign Company came forward to speak in favor and passed out survey results to commissioners. Applicant explained they were unable to get a crane to property to get specific measurements. Mr. White stated they were only requesting one 120' sign and discussed visibility concerns. Commissioner Kirkland discussed getting crane to property. Justin Debruin asked if applicant was able to get in touch with the railroad company. Mr. White stated they did not and explained that the trees were not the issue; they still needed the height and visibility within ten seconds of the exits off the Interstate or the sign is useless. Mr. White also mentioned there is no visibility from eastbound traffic if they went with a 70' sign. Mr. Debruin indicated that without necessary proof, the claim could not be substantiated. Mr. White stated he can drive out and look. Justin Debruin discussed there was no burden of proof. Commissioner Kirkland discussed utility pole heights in comparison. Mr. White mentioned they could make 100' or 110' height work. Taylor Workman came forward to speak in favor and stated they needed someone to approve the 120' sign height so they can build and he doesn't know who he needs to talk to. Mr. Debruin explained this was originally negotiated at the Planned Unit Development level. Mr. Workman asked if the board approves it, can he build his 120' sign. Justin Debruin agreed. Mr.

Workman told the board he needed a 120' sign in the location provided so he can move forward with purchasing property. Mr. Workman asked if there were any questions. There were none. Richard Finley came forward to speak regarding excessive traffic being funneled onto Harrison Avenue due to the Bryan Street exit being denied and approving any variance that encourages the project to be completed will exacerbate traffic issue already on hand. Mr. Finley discussed facilitating any variance to project is not in the city's best interest. Mr. Finley expressed appreciation for the applicants and asked if there were any questions. There were none and the public portion of the meeting was closed. Commissioner Cooper asked Justin Debruin to summarize for the board. Mr. Debruin summarized. Commissioner Bolt asked if applicant still had option to go before Planning Commission again to discuss sign height. Justin Debruin agreed. Commissioner Bolt asked if applicant asked the Planning Commission for the same height and Mr. Debruin agreed. Commissioner Cooper asked if this needed to go before the Planning Commission. Justin Debruin stated they had the right to vote, but it was the recommendation of staff. Commissioner Cooper asked for a motion. Commissioner Cannon asked if it made any difference if they came up with a hard number and it was 90'. Mr. Debruin informed him it did not make a difference, it was presented at the Planning Commission even with hypotheticals thrown out and it was denied. Commissioner Kirkland stated if he figured correctly, the sign would be 10' higher than the utility poles and they can be seen more than ten seconds from exit and had a problem with that. Commissioner Kirkland also mentioned the Planning Commission should base signs off the elevation of the road as well as the Domino Plaza elevation since an exception was made. Justin Debruin explained that it was not an I-40 adjacent property. Mr. White discussed comparisons to the Domino Plaza sign height. Commissioner Kirkland made a motion to deny, seconded by Commissioner Bolt.

Motion denied:

AYE: Bolt, Cannon, Cooper, Kirkland

NAY: None

ABSTAIN: None

AGENDA ITEM NO. 6:

New Business/Planning Director's Report

No new business or report.

AGENDA ITEM NO. 7:

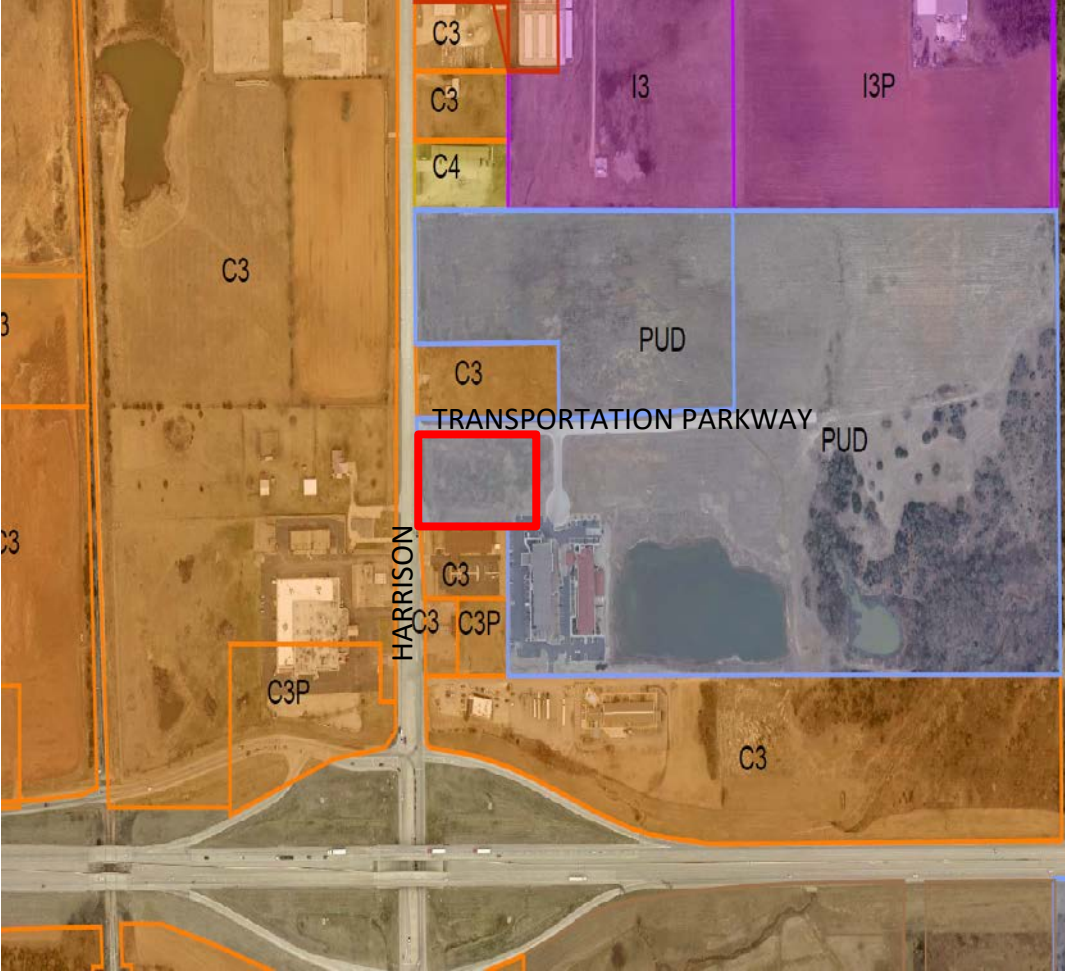
Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Pettigrew

Zoning Board of Adjustment Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # Z02-19 PUBLIC HEARING DATE: November 21st, 2019	
APPLICANT: Nelmon Brauning		35963 Highway 99A Seminole, Oklahoma, 74868		nbrauning@hotmail.com
PROPERTY ADDRESS/LOCATION: Southeast corner of North Harrison Avenue & Transportation Parkway				
The applicant, Nelmon Brauning, is requesting a variance for the height of a proposed building from the maximum allowed height of 45 feet to 54 feet for the purpose of a Home2Suites. The subject property is located on the southeast corner of Harrison Avenue and Transportation Parkway.				
EXISTING ZONING: PUD	EXISTING LAND USE: Vacant Commercial	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial) PUD (Planned Unit Development)	SUBDIVISION: Yahgne Addition	PROPERTY SIZE: 2.45 acres

STAFF RECOMMENDATION

The applicant has requested a deviation from the Zoning Code to allow for a building height variance of 9 feet for a Home2Suites by Hilton Hotel on Lots 1 and 2 of the Yahgne Addition. The property is currently zoned as a PUD, with the underlying district being C-3. The referenced PUD is the Commercial Transportation Center. Chapter 22 of the Code of Ordinances, Zoning Code, Section 165, Commercial Uses, Subsection 4, Dimensional Uses, Table 22-165.4.1, Density and Dimensional Standards by [Commercial] Zone states that the maximum building height for commercial buildings in the C-3 District is 45 feet. Thus, the proposed Home2Suites will require a variance of 9 feet.

Chapter 22 of the Code of Ordinances, Zoning Code, Section 200, Board of Adjustment, Subsection 7, Variances, states that a variance may be granted only upon finding by the Board of Adjustment that:

- The application of the Code to the particular piece of property would create an unnecessary hardship;
- Such conditions are peculiar to the particular piece of property involved;
- Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Code or the Comprehensive Plan; and
- The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

The building height being proposed is the standard building height for the hotel chain, which is 54 feet, 9 feet higher than what the C-3 District allows. The hotel chain has requested this variance in order to have consistency in the design and dimensions of their hotels. This makes the hotel chain recognizable and uniform across all locations.

Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Zoning Code or the 2019 Comprehensive Plan, in the opinion of Staff.

Staff hereby recommends the Zoning Board of Adjustment grant the requested variance for a 54-foot-tall building.

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

Light

Home2 Suites by Hilton

Clermont, FL "Opening Summer 2018".



"Opening Summer 2018".

Meet Us

Premier Resorts & Management, Inc.
730 S. Atlantic Avenue
Ormond Beach, Florida 32176



Home2 Suites by Hilton - PRM Hotels
prmhôtels.com



New Home2 Suites by Hilton Hotels
home2suites3.hilton.com



Upcoming Home2 Suites by Hilton H...
home2suites3.hilton.com



Home2 Suites by Hilton - Hotels für ...
hiltonhotels.de



Home2 Suites joining Town Center ...
jaxdailyrecord.com



Home2 Suites by Hilton Texas City ...
orbitz.com



Home2 Suites by Hilton Opens Newest ...
newsroom.hilton.com



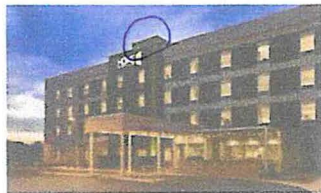
Home2 Suites By Hilton La...
yelp.com



Home2 Suites by Hilton Bordertown ...
newsroom.hilton.com



Home2 Suites by Hilton Ocean City ...
orbitz.com



Hilton Williamsville Buffalo Airport ...
expedia.com



Home2 Suites by Hilton Orlando Airport ...
home2suites3.hilton.com



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Home2 Suites by Hilton Daylo...
expedia.com



Home2 Suites by Hilton - PRM Hotels

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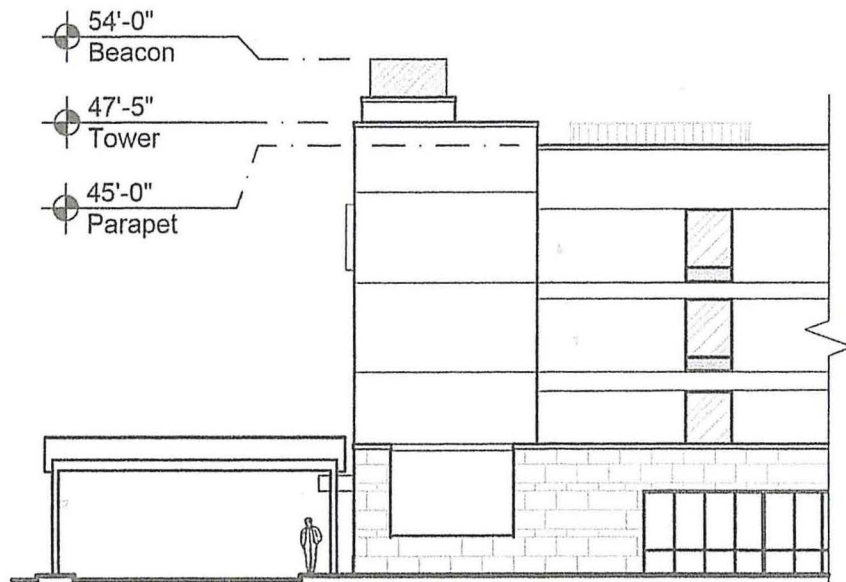
HOME2 SUITES BY HILTON OK
hilton.com



Home2 Suites b
hilton.com



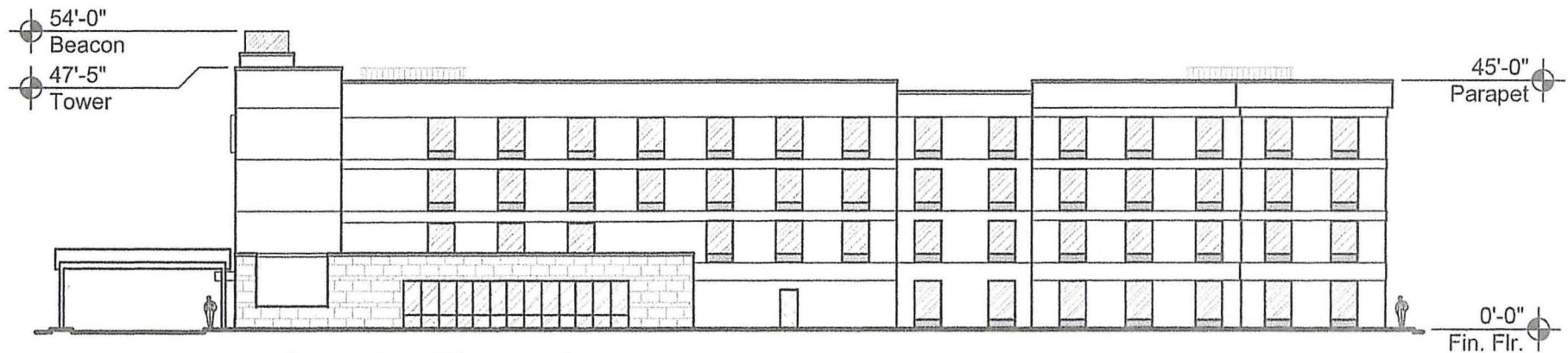
Home2 Suites b
hilton.com



Partial
South Elevation
Not To Scale



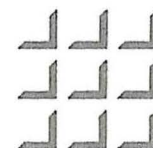
West Elevation
Not To Scale



South Elevation
Not To Scale

Proposed Facility For:
Home 2 Suites By Hilton
3DS Lodging, LLC
Shawnee, Oklahoma

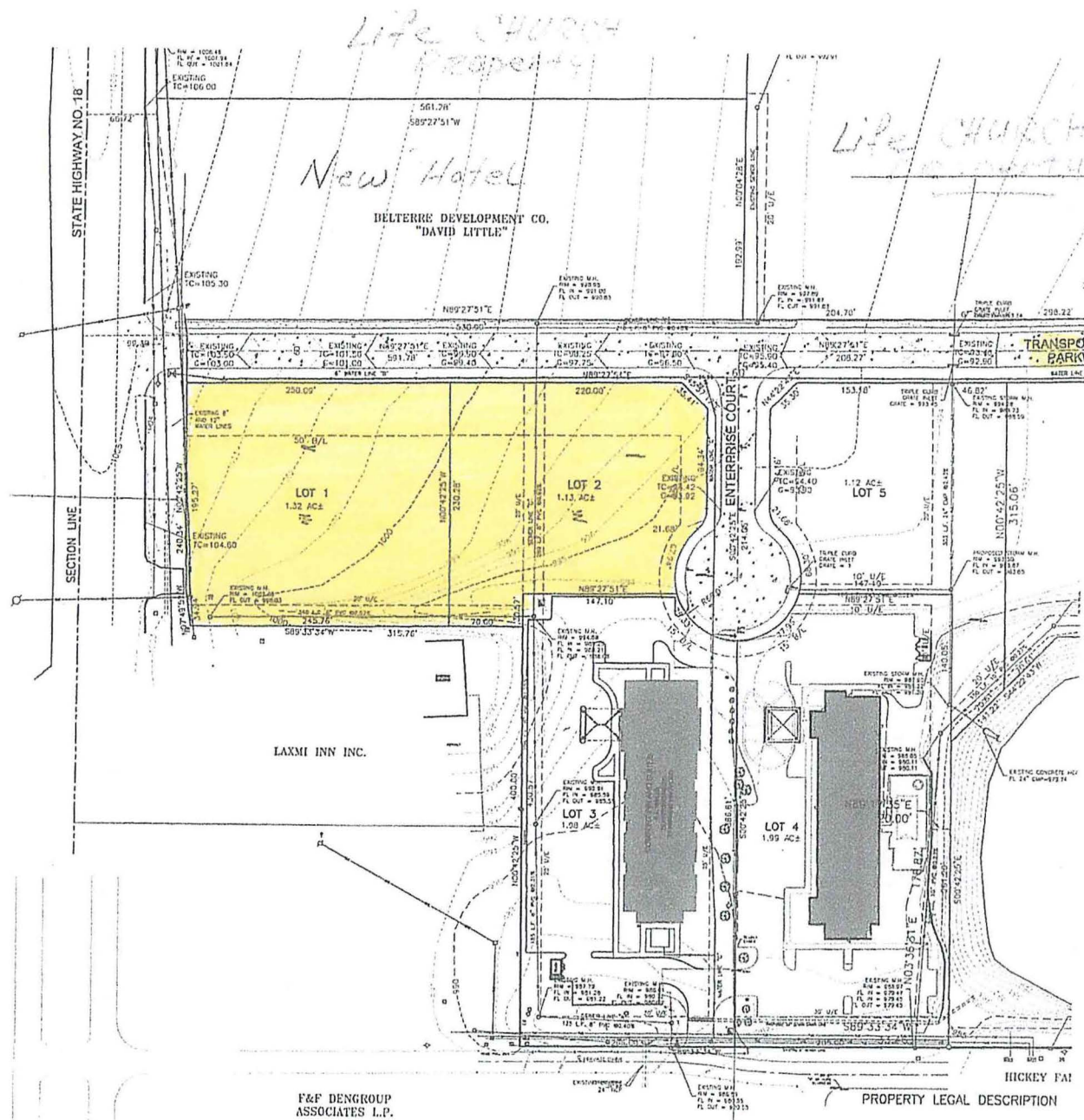
Date: 10-16-19
Preliminary
Not for Construction



White Design Group, P.C.
Architectural and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

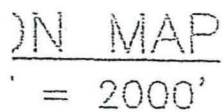
Map





F&F DENGROU
ASSOCIATES L.P.

PROPERTY LEGAL DESCRIPTION



PLANNING DEPARTMENT
222 N. BROADWAY
SHAWNEE, OK 74801



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

ZONING BOARD OF ADJUSTMENT
PROJECT NO. 190960 CASE NO. Z02-19

NAME OF PROPERTY OWNER: Canadian Valley Electric Co-op

ADDRESS: P.O. Box 751

CITY: Seminole STATE: OK ZIP CODE: 74868

TELEPHONE: (405) 273-8558 (Atty: Roger Henson)

APPLICANT'S NAME: Nelson Brauning

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

APPLICANT'S ADDRESS: 35963 HWY 99A

CITY: Seminole STATE: OK ZIP CODE: 74868

TELEPHONE: (405) 370-0394

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

PROPERTY LOCATION (ADDRESS): _____

LEGAL DESCRIPTION: See ATTACHED "EXHIBET A"

(DIMENSIONS OF PROPERTY) AREA: 2.45Ac WIDTH: 230.28'

LENGTH: 505.50' FRONTAGE: 505.50'

CURRENT ZONING: C3 CURRENT USE: Vacant Lots (2)

VARIANCE REQUESTED: Height adjustment to 54'0" high
for a New - Home 2 Suites by Hilton Hotel - LOCATED ON THE
CORNER OF HWY 18 & Transportation Pky.

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

Nelson Brauning
APPLICANT'S SIGNATURE

(OFFICE USE ONLY)

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

FILING FEE: **\$90.00**

RECEIPT NO: _____

ZBOA DECISION: _____

ZONING BOARD OF ADJUSTMENT SECRETARY

CERTIFICATE OF BONDED ABTRACTOR

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:

Lots One (1), YAHGNEE ADDITION, PHASE 1, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

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 6, 2019 at 7:30 AM

First American Title Insurance Company

By: Terrie Dugan
 Terrie Dugan
 Abstractor License No. 4396
 OAB Certificate of Authority # 017
 File No. 2436739-SH99

OWNERSHIP LIST

ORDER NO. 2436739

DATE PREPARED: September 11, 2019

EFFECTIVE DATE: September 6, 2019

Lot 1 Block 1 YAHGNEE 1

NO.	OWNER	LOT	BLK	ADDITION
1	CANADIAN VALLEY ELECTRIC CO-OP P O BOX 751 SEMINOLE, OK 74868	2	1	YAHGNEE
2	HARRISON PROPERTY INC 9501 S I-35 ROAD APT 1608 MOORE, OK 73160			BEG 128.05'E SW/C N1/2 S1/2 NW E300' N200' W300' S200' POB. (NW 32-11N-4E)
3	LAXMI INN INC % DAYS INN 5107 N HARRISON SHAWNEE, OK 74804			PT N1/2 S1/2 NW, BEG SW/C N1/2 S1/2 NW E128.05' & N200'POB E300' N200' W315.58' SE125.61' S75.45' POB DAYS INN (NW 31- 11N-4E)
4	CHANDRA KALA LLC PO BOX 3877 SHAWNEE, OK 74804	3	1	YAHGNEE (COMFORT INN)
5	LAXMI INC % DAYS INN PO BOX 3877 SHAWNEE, OK 74802	4	1	YAHGNEE (LaQUINTA INN)
6	CANADIAN VALLEY ELECTRIC COOP PO BOX 751 SEMINOLE, OK 74868	1	1	YAHGNEE
7	LIFE COVENANT CHURCH INC 4600 EAST SECOND ST EDMOND, OK 73034	8	1	YAHGNEE (LESS TRACT TO CANADIAN VALLEY ELECTIC-2005-16703)
8	PRESTIGE HOTELS LLC 3030 S I-35 SERVICE RD OKC, OK 73129			BEGINNING NW/C NW/4 S1127.11' POB E627.97' S208' W627.91' N208' POB LESS A TRACT BEGINNING NW/C NW/4 S1141.67' POB E96.63' S207.99' W99.3' N208' POB (NW 32-11N-4E)
9	LIFE COVENANT CHURCH INC 4600 EAST SECOND ST EDMOND, OK 73034	9	1	YAHGNEE
10	STATE OF OKLA 200 NE 21 ST OKLA CITY, OK 73105			BEG SW/C N1/2 NW N ALONG W LINE 208' E96.64' S207.99' TO A PT ON S LINE THENCE W ALONG S LINE 99.30' POB (NW 32-11N-4E)

CERTIFICATE OF BONDED ABTRACTOR

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:

Lots Two (2), YAHGNEE ADDITION, PHASE 1, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

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: September 6, 2019 at 7:30 AM

First American Title Insurance Company

By: Jennie Dugan

Terrie Dugan
 Abstractor License No. 4396
 OAB Certificate of Authority # 017
 File No. 2436739-SH99

OWNERSHIP LIST

ORDER NO. 2436739

DATE PREPARED: September 11, 2019

EFFECTIVE DATE: September 6, 2019

Lot 2 Block 1 YAHGNEE 1

NO.	OWNER	LOT	BLK	ADDITION
1	CANADIAN VALLEY ELECTRIC CO-OP P O BOX 751 SEMINOLE, OK 74868	1	1	YAHGNEE
2	CANADIAN VALLEY ELECTRIC CO-OP P O BOX 751 SEMINOLE, OK 74868	2	2	YAHGNEE
3	HARRISON PROPERTY INC 9501 S I-35 ROAD APT 1608 MOORE, OK 73160			BEG 128.05'E SW/C N/2 S/2 NW E300' N200' W300' S200' POB 32- 11N-4E
4	MARICAL BROTHERS REAL ESTATE 16759 CR 3520 ADA, OK 74820	5	1	YAHGNEE
5	CHANDRA KALA LLC PO BOX 3877 SHAWNEE, OK 74804	3	1	YAHGNEE (COMFORT INN)
6	LAXMI INC % DAYS INN PO BOX 3877 SHAWNEE, OK 74802	4	1	YAHGNEE (LAQUINTA INN)
7	LAXMI INN INC % DAYS INN 5107 N HARRISON SHAWNEE, OK 74804			PT N/2 S/2 NW, BG SW/C N/2 S/2 NW E128.05' & N200' POB E300' N200' W315.58' SE125.61' S75.45' POB DAYS INN 32-11N-4E
8	PRESTIGE HOTELS LLC 3030 S I-35 SERVICE RD OKC, OK 73129			BEG NW/C NW/4 S1127.11' POB E627.97' S208' W627.91' N208' POB LESS A TRACT BEG NW/C NW/4 S1141.67' POB E96.63' S207.99' W99.3' N208' POB 32- 11N-4E
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11	STATE OF OKLA 200 NE 21 ST OKC, OK 73105			BEG SW/C N/2 NW N ALONG W LINE 208' E96.64' S207.99' TO A PT ON SOUTH LINE THENCE WEST ALONG SOUTH LINE 99.30' POB 32-11N-4E

EXHIBIT "A"

Surface only of Lots One (1) and Two (2) all in YAHGNEE ADDITION, PHASE 1, a subdivision of a part of the Northwest Quarter (NW/4) of Section 32, Township 11 North, Range 4 East of the Indian Meridian, City of Shawnee, Pottawatomie County, State of Oklahoma, according to the recorded plat thereof.

' EXHIBIT B '

From: Chris White
Sent: Wednesday, October 16, 2019 2:44 PM
To: Nelmon Brauning
Cc: Jim Patel ; 'Pete Voth'
Subject: Home2 Suites - Shawnee, OK Building Heights

Nelmon –

Thanks for talking with us earlier – I'm attaching an 8.5 x 11 format PDF that you can print off at 8.5 x 11 and use as an Exhibit to the variance procedure.

We indicated one side and the front elevation to give an idea of how wide/deep the small beacon/tower element is, a small part of the overall elevation.

There are really three main height to the building:

--- The tower element, called the beacon on the elevation is 54'-0" high.

--- The stair tower elements are 47'-5" high.

and

--- The main parapet height of the building is 45'-0".

Let us know if you need any other info included on this sheet, or any other drawings you might need for your submittal to the city, etc.

Chris White, AIA
White Design Group, P.C.
5801 E. 41st Street
Suite 712
Tulsa, Oklahoma 74135
918-664-1557
918-664-4920 Fax
chris@whitedesigngroup.net



A Touchstone EnergySM Cooperative



The power of human connections

October 15, 2019

To whom it may concern:

Canadian Valley Electric Cooperative, Inc. does hereby authorize Nelmon Brauning with Nelmon's Real Estate LLC, on behalf of Canadian Valley Electric Cooperative, Inc. to obtain a height variance and deed approval from the City of Shawnee on the following described real property:

The SURFACE ONLY of Lots One (1), Two (2), and ~~Seven (7)~~ Yahgnee Addition, Phase 1, to the City of Shawnee, Pottawatomie County, Oklahoma according to the recorded plat thereof, less and except all oil, gas and minerals and oil, gas and mineral rights therein and thereunder.

located on Transportation Parkway, Shawnee, Oklahoma.

Respectfully,

Joe Semtner
President

Canadian Valley Electric Cooperative, Inc.

I-40 & U.S. 377 P.O. Box 751 Seminole, OK 74818-0751

Seminole (405) 382-3680

Shawnee (405) 273-4680

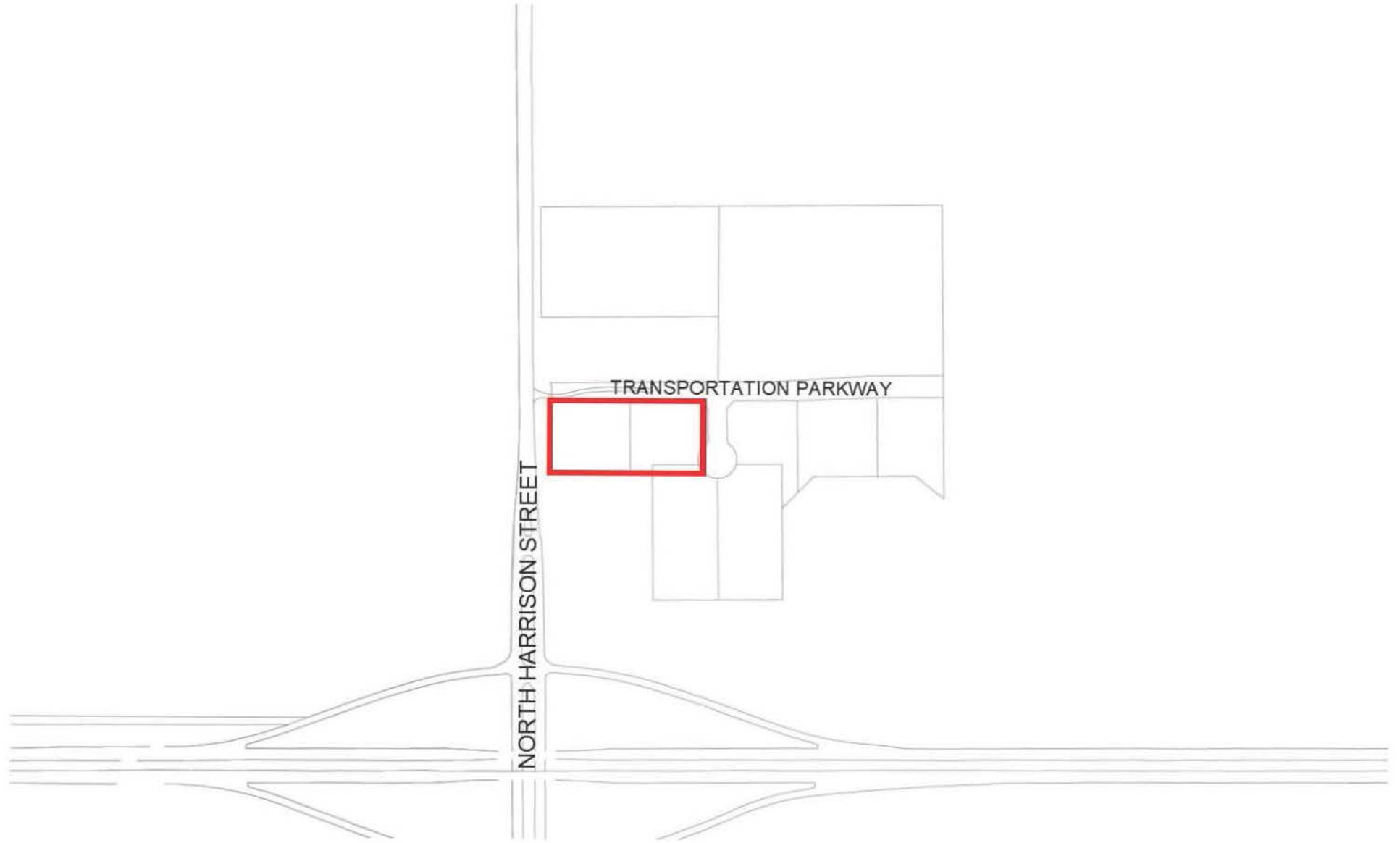
Prague (405) 567-3206

Eufaula (918) 689-3232

Toll Free (877) 382-3680

Fax (405) 382-8808

This institution is an equal opportunity provider and employer.



City of Shawnee OK

405-878-1616

RECH: 02350711 10/23/2019 1:17 PM

OPER: KG TERM: 020

REFN: 8331

PAID BY:

TRAN: 401.0000 BUILDING PERMIT

190960 90.00CR

BRAUNING, NELMON

NONE

Z-BOAAPP 90.00CR

TENDERED: 90.00 CHECK

APPLIED: 90.00-

CHANGE: 0.00

Visit www.ShawneeOK.org

For more information

**2020 CALENDAR YEAR
SCHEDULE OF REGULAR MEETINGS
ZONING BOARD OF ADJUSTMENT**

<u>DATE</u>	<u>TIME</u>	<u>PLACE OF MEETING</u>
<u>1-16-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>2-20-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>3-19-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>4-16-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>5-21-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>6-18-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>7-16-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>8-20-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>9-17-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>10-15-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>11-19-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>
<u>12-17-20</u>	<u>2:30 P.M.</u>	<u>Commission Chambers-City Hall</u>

PERSON FILING NOTICE:

NAME JOSEPH BARKER
TITLE ASSISTANT CITY PLANNER
ADDRESS 222 N. BROADWAY
SHAWNEE, OK 74801
PHONE NUMBER (405) 878-1616

Filed in the office of the Municipal Clerk on the ____ day of November, 2019

at ____ a.m. p.m.

SIGNED _____
CITY CLERK/DEPUTY CITY CLERK