City of Choctaw  
Regular Planning Commission Meeting  
March 5, 2020 @ 7:00pm  
Choctaw City Hall, 2500 N Choctaw Road  
Choctaw, Oklahoma 73020  

MINUTES  

1. Call to Order by Chair Chris Jordan @ 7:01 p.m.  
2. Invocation and Pledge of Allegiance given by Chris Jordan.  
3. Roll Call:  
   6 Present: Phillip Bradshaw; Jared Kobyluk; Chris Jordan;  
              Larry Morgan; Jeff Wyatt; Bobby Pearce  
   0 Absent: None  

   Staff: Guy Henson, Development Services Director  
          Purvi Patel, City Planner  
          Amanda Valent, City Clerk  

Development Services Director Henson introduced Jeff Wyatt, new Ward 5  
Planning Commissioner.  

4. Business Agenda: The following items are hereby designated for discussion and  
consideration which requires individual action.  

4.1 Hold a Public Hearing on a Rezone application submitted by:  
   Applicant: Paul Maxwell  
   Location: 15870 SE 29th Street  
   Current Zoning: General Agricultural District (AG)  
   Proposed Zoning: Rural Residential District (R-R)  
   Legal Description: UNPLTD PT SEC 13 11N 1W PT NE4 SEC 13 11N 1W  
                    BEG 475.20FT W OF NE/C OF NE4 TH S412.50FT W52.80FT S247.50FT  
                    W132FT N660FT E184.80FT TO BEG CONT 2.50ACRS MORE OR LESS  

Public Hearing Opened at 7:02pm.  
Receive Comments.  
   No comments were received.  
Public Hearing Closed at 7:09pm.
MOTION BY Larry Morgan and SECOND BY Jared Kobyluk to approve the rezone request with the contingency that if a home is built in the future the City of Choctaw permitting process must be adhered to and that no structure is to be placed on the 65’ lot.

MOTION CARRIED:
6    Ayes:    Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0    Nays:    None
0    Absent:  None

4.2 Hold a Public Hearing on a Specific Use Permit application submitted by:
Applicant:    Leon McMillan
Location:    5450 N. Henney Rd.
Current Zoning:    General Agricultural District (AG)
Proposed Use:    Marijuana Grow Facility
Legal Description:    UNPLTD PT SEC 11 12N 1W 000 000 PT SW4 SEC 11 12N 1W BEING W660FT OF S/2 N/2 SW4 CONT 10ACRS MORE OR LESS

Public Hearing Opened at 7:21pm.
Receive Comments.
   Michael Ray, 5700 N Henney, spoke in favor of the proposed specific use permit.
   Rebecca Ray, 5700 N Henney, spoke in favor of the proposed specific use permit.
   Nikki Conley, 5421 N Henney, wrote a letter, read aloud by Rebecca Ray, speaking in favor of the proposed specific use permit.
   Sheila Eckard, Leon McMillan employee, spoke in favor of the proposed specific use permit.
   Richard Lottman, 5232 N Henney, spoke in opposition of the proposed specific use permit.
   Mike Schultz, 5116 N Henney, spoke in opposition of the proposed specific use permit.
   Dawn Schultz, 5116 N Henney, spoke in opposition of the proposed specific use permit.
   Patty Allen, Lot 7, N Henney, spoke in opposition of the proposed specific use permit.

Public Hearing Closed at 7:59pm.

A.    MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw that the proposed use will have minimal impact on the adjoining property.
MOTION CARRIED:
6  Ayes:       Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0  Nays:       None
0  Absent:     None

B.  MOTION BY Larry Morgan and SECOND BY Jared Kobyluk that the proposed use will not have an adverse impact on the community as a whole.

MOTION CARRIED:
6  Ayes:       Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0  Nays:       None
0  Absent:     None

C.  MOTION BY Larry Morgan and SECOND BY Jared Kobyluk that the proposed use will not have an adverse impact on public properties.

MOTION CARRIED:
6  Ayes:       Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0  Nays:       None
0  Absent:     None

D.  MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw that the Specific Use Permit is approved contingent upon the following items:

1.  8 ft. fence, chain link material or better
2.  Specific Use Permit Re-application required for any additional structures
3.  Monitored Security
4.  Operation must be contained within the structure applied for

MOTION CARRIED:
6  Ayes:       Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0  Nays:       None
0  Absent:     None

4.3  A lot split application submitted by:
     Applicant:     Robin Spence
     Location:      2430 S. Choctaw Rd.
     Current Zoning: General Agricultural (A-G)
Proposed Lots: 2 (two)
Legal Description: TOWN OF ORCHARD ADD 000 000 BLKS 73 & 74 EX A TR IN NW/C OF BLK 74 TH S240FT E212.96FT NE36.67FT E334.27FT N206.07FT W561.26FT TO BEG

Item postponed to the April 2, 2020 meeting.

4.4 A lot split application submitted by:
Applicant: Toby Traweek Jr.
Location: 12526 NE 10th Street
Current Zoning: Rural Residential District (R-R)
Proposed Lots: 2 (two)
Legal Description: UNPLTD PT SEC 33 12N 1W 000 000 PT OF NE4 SEC 33 12N 1W W165FT OF W 1/2 OF NW4 OF NE4 LESS S7FT OF N40FT

MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw to approve the lot split as presented.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

4.5 Regular meeting minutes for February 6, 2020

MOTION BY Larry Morgan and SECOND BY Phillip Bradshaw to approve the minutes as presented.

MOTION CARRIED:
6 Ayes: Bradshaw, Kobyluk, Jordan, Morgan, Wyatt, Pearce
0 Nays: None
0 Absent: None

5. Public Comments: This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

None.
6. **Commissioner/Staff Remarks:** This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

   None.

7. **Adjournment:**
   Called @ 8:32pm.

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**PLANNING COMMISSION**

ATTEST:

Amanda Valent, City Clerk

Dr. Chris Jordan, Chairman

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