

**City of Choctaw**  
**Regular Board of Adjustments Meeting**  
**December 27, 2021 @ 7:00pm**  
**Choctaw City Hall, 2500 N Choctaw Road**  
**Choctaw, Oklahoma 73020**

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**MINUTES**

1. Call to Order by **Ray Sikes @ 7:00 p.m.**
2. Invocation and Pledge of Allegiance given by **Brandon Clabes and Michael Potts respectively.**
3. **Roll Call:**
  - 4 **Present:** **Ray Sikes; Loyd DeShazo; Mike Potts; Brandon Clabes**
  - 0 **Absent:** **None**

**Staff:** **Purvi Patel, Development Services Director**  
**Sarah Huffine, City Planner**  
**Ray Vincent, City Attorney**  
**Amanda Williams, City Clerk**
4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.
  - 4.1 Conduct public hearing to solicit general public input regarding an application requesting a “variance” of the Specific Use Permits, Section 12-272 and Area & Height Regulations, Section 12-273.

**Applicant:** Rader Development LLC  
**Location:** SE 15<sup>th</sup> Street and Anderson Road  
**Current Zoning:** General Commercial District (C-G)  
**Variance:** 12-272, Specific Use Permits and 12-273, Area & Height Regulations  
**Legal Description:** CASS TOWNSHIP 000 000 PT SE4 SEC 5  
11N 1W W 1/2 OF SE4 & NE4 OF SE4 EX  
THAT PT PLATTED INTO BLKS 1 THRU 9  
POINTONS REDWOOD MANOR & EX BEG

SW/C LOT 22 BLK 1 COUNTRY PLACE  
ESTATES S300FT W665FT N300FT E665FT  
TO BEG EX BEG 1380.49FT W OF SE/C SE4  
TH W1260.65FT N364FT E660.02FT S35FT  
E601.01FT S329FT TO BEG & POINTONS  
REDWOOD MANORS 003 000 LOTS 1  
THRU 9 BLK 2 & LOTS 1 THRU 18 & LOTS  
38 THRU 40 BLK 3 POINTONS REDWOOD  
MANORS

**Staff Presentation.**

**Open public hearing – 7:03 pm**

**Receive Comments –**

**Todd McKinnis, Applicant Attorney, spoke in favor of the variance request.**

**Brandon Rader, Developer, spoke in favor of the variance request.**

**Kevin Ergenbright (11524 E Surrey Ln, Midwest City, OK) spoke in opposition of the setback variance request.**

**Close public hearing – 7:13 pm**

**4.1.1** Consideration and possible action on the “variance” request to Section 12-273 A.3.(d) of Rader Development LLC, SE 15<sup>th</sup> Street and Anderson Road.

**MOTION BY Mike Potts and SECOND BY Brandon Clabes to approve the variance as presented.**

**MOTION CARRIED:**

<b>3</b>	<b>Ayes:</b>	<b>Sikes; Clabes; Potts</b>
<b>0</b>	<b>Nays:</b>	<b>None</b>
<b>0</b>	<b>Absent:</b>	<b>None</b>
<b>1</b>	<b>Abstain:</b>	<b>DeShazo</b>

Consideration and possible action on the “variance” request to Section 12-273 A.3.(e)(f) and (g) of Rader Development LLC, SE 15<sup>th</sup> Street and Anderson Road.

**MOTION BY Mike Potts and SECOND BY Ray Sikes to approve the variance as presented.**

**MOTION FAILED:**

**2 Ayes: Sikes; Potts**  
**0 Nays: None**  
**0 Absent: None**  
**2 Abstain: DeShazo; Clabes**

- 4.2** Regular meeting minutes for October 25, 2021 and Special meeting minutes for December 13, 2021.

**MOTION BY Mike Potts and SECOND BY Brandon Clabes to approve the minutes as presented.**

**MOTION CARRIED:**

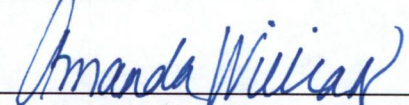
**4 Ayes: Sikes; DeShazo; Potts; Clabes**  
**0 Nays: None**  
**0 Absent: None**

- 5. 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.

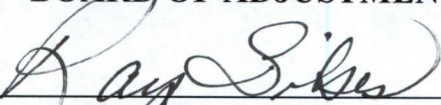
**Development Service Director Patel reminded board members beginning January 24, 2022 regular meetings will start at 6:00 pm.**

- 6. Adjournment:**  
**Called @ 7:32 p.m.**

**ATTEST:**

  
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Amanda Williams, City Clerk

**BOARD OF ADJUSTMENTS**

  
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Ray Sikes, Chairman