

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

January 7, 2020

5:30 P.M.

**City Council Chambers
111 North Elm**

A G E N D A

- 1. Meeting called to order**
- 2. Declaration of a quorum**
- 3. Consider approval of minutes of regular meeting of December 3, 2019**
- 4. Discuss, consider, and take possible action on Case No. PC 2019-19; request for rezoning from agriculture (A-1) to highway commercial (C-4) by Kenley R. Williams and Ferna Sue Williams Revocable Living Trust; Judith S. Myers Revocable Trust; Mary C. Blanton 1991 Revocable Trust**
- 5. Discuss, consider, and take possible action on Case No. PC 2019-20; Preliminary Plat presentation of Forest Ridge, an addition to the City of Sallisaw by Reese Pilkington**
- 6. Adjourn**

Posted: January 3, 2020

Time: 2:15 p.m.

Kim Jamison

SALLISAW PLANNING COMMISSION

REGULAR MEETING DECEMBER 3, 2019

MINUTES

The Sallisaw Planning Commission met in a regular meeting on December 3, 2019, in the council chambers, located at 111 North Elm, Sallisaw. Notice of the meeting was given by posting at city hall on November 26, 2019, at 4:00 p.m.; by emailing Sequoyah County Times; and by giving notice to the City Clerk's Office.

MEMBERS PRESENT:	Ronnie Woodward	Joe Velasquez	Ro Freeman
	Scott Looper	Matt Duke	

MEMEBERS ABSENT:	Tim Brown	Amanda Sullivan
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STAFF PRESENT:	Keith Miller	Kim Jamison
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Meeting was called to order at 5:33 p.m. and a Quorum was declared present.

MINUTES

The minutes of regular meeting of October 1, 2019, were presented for approval. Motion was made by Looper, seconded by Woodward, for approval of minutes as presented. Vote: Woodward aye, Duke aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 5-0.

Discuss, consider, and take possible action; 2020 regular meeting dates

Regular meeting dates are scheduled for the first (1st) Tuesday of each month at 5:30 p.m.

Motion was made by Woodward, seconded by Looper, for approval of meeting dates as presented. Vote: Woodward aye, Duke aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 5-0.

Discuss, consider, and take possible action to elect a Chairman

Motion was made by Looper, seconded by Duke, to elect Joe Velasquez as Chairman. Vote: Woodward aye, Duke aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 5-0.

Motion was made by Looper, seconded by Duke, to adjourn the meeting there being no further business. Vote: Woodward aye, Duke aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 5-0. Meeting ended at 5:38 p.m.

APPROVED this 7th of January, 2020.

Chairman, Sallisaw Planning Commission

ATTEST:

Secretary

AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2020
Board: Sallisaw Planning Commission
Subject: Rezoning Request from agriculture (A-1) to highway commercial (C-4) by Kenley R. Williams and Ferna Sue Williams Revocable Living Trust; Judith S. Myers Revocable Trust; Mary C. Blanton 1991 Revocable Trust

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2019-19; request for rezoning from agriculture (A-1) to highway commercial (C-4) by Kenley R. Williams and Ferna Sue Williams Revocable Living Trust; Judith S. Myers Revocable Trust; Mary C. Blanton 1991 Revocable Trust

INITIATOR: Ferna Sue Williams, agent

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Ferna Sue Williams, agent is requesting the property located at 1421 South Kerr Boulevard, Sallisaw be rezoned from agriculture (A-1) to highway commercial (C-4).

EXHIBITS: 1. Application Case No. PC2019-19
2. Case No. 2019-19 Map
3. Case No. PC 2019-19

KEY ISSUES: None

FUNDING SOURCE: N/A

RECOMMENDATION: N/A

PLANNING COMMISSION

REQUEST TO REZONE

Application is hereby made to the Planning Commission of a recommendation to the City

Council for rezoning of the following described property to a District C-4 Highway Commercial and Commercial Recreation District: That part of the SE NW of Section 7, Township 11 North, Range 24 East, Beginning at a point 541.1 feet West of the NE corner of the SE NW Section 7, Township 11 North, Range 24 East, thence W 779 feet to the NW corner of SE NW, thence South 400 feet, thence East and parallel with North line 779 feet, thence North 400 feet to the point of beginning

General Location 59 S/Kerr Blvd. 1421 S. Kerr Blvd.

(Street Address)

Present Use of Property Vacant

Proposed Use of Property COMMERCIAL

Record Owner of Property Jerna Sue Williams, Judith S. Myers, Mary C. Blanton

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,

☐ agent for, ☐ other _____

Are there any Private or Deed Restrictions controlling the use of this property? _____

I do hereby certify that the information herein submitted is complete, true and accurate.

Jerna Sue Williams, Trustee of The Kenley R. Williams and Jerna Sue Williams Revocable Living Trust dated 10-30-2009 Address 97529 S. 4485 Rd
Signed 10-18-2019 Phone 918-489-5932 Home 918-557-4792 Cell Norm, OK 74962-5051

Jerna Sue Williams, Agent, for Judith S. Myers, Trustee of The Judith S. Myers Revocable Trust dated June 12, 1996, concerning said property, Address 900 Avalon Lane
Signed 10-18-2019 Phone 405-255-3720 Edmond, OK 73034

Signed Mary C. Blanton Address 1033 N.W. Grand Blvd
Phone 405-848-7521 Oklahoma City, OK 73118

Tom

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: KM Date 10-1-2019

Application No.: _____ Requested: C-4 (A-1 current)

Fee Receipt: _____ P.C Date: _____

City Council: _____

Date: _____

Ordinance No.: _____

NOTICE OF PUBLIC HEARING

Notice is hereby given that the undersigned, as owner(s) or agent for the owner(s) of the following described property in the Sallisaw City Limits, Sequoyah County, **Oklahoma, to wit:**

That part of the SE/4 NW/4 of Section 7, Township 11 North, Range 24 East described as beginning at a point 541.1 feet West of the NE corner of the SE/4 NW/4 Section 7, Township 11 North, Range 24 East, thence West 779 feet to the NW corner of SE/4 NW/4; thence South 400 feet; thence East and parallel with North line 779 feet; thence North 400 feet to the point of beginning

General Location: **1421 South Kerr Blvd, Sallisaw**

has filed with the Sallisaw Planning Commission a written application # **PC2019-19** pursuant to Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from agriculture (A-1) to highway commercial (C-4)**

The undersigned will present said application to the Sallisaw Planning Commission on January 7, 2020, at 111 N. Elm Street, beginning at 5:30 pm, at which time the Sallisaw Planning Commission will conduct a public hearing on said application. All interested persons are entitled to be heard and are invited to attend. Notice is published this 11th day of December, 2019.

By: **Kenley R. Williams and Ferna Sue Williams**
Revocable Living Trust; Judith S. Myers
Revocable Trust; Mary C. Blanton 1991
Revocable Trust
Owner(s)

or By: **Ferna (Sue) Williams,**
Agent

By: **Tim Brown**
Vice -Chairman, Sallisaw Planning Commission

Bill To:

Ferna Sue Williams
900 Avalon Lane
Edmond OK 73034
405-255-3720

AGENDA ITEM COMMENTARY

Meeting Date: January 7, 2020
Board: Sallisaw Planning Commission
Subject: Preliminary Plat Presentation of Forest Ridge by Reese Pilkington

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2019-20; Preliminary Plat presentation of Forest Ridge, an addition to the City of Sallisaw by Reese Pilkington

INITIATOR: Kelly Osburn, Agent for Reese Pilkington

STAFF INFORMATION SOURCE: Keith Miller

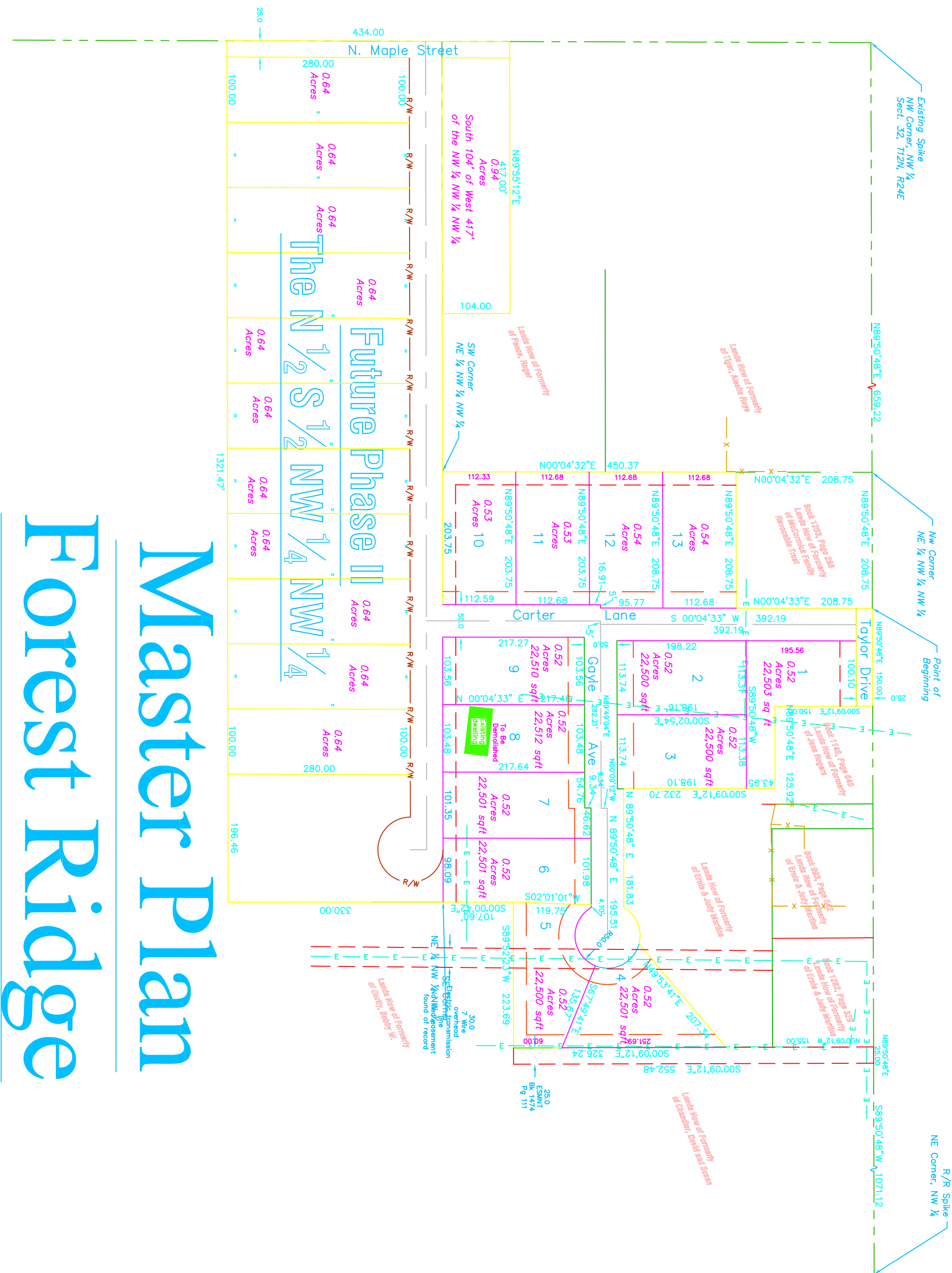
BACKGROUND: Kelly Osburn, agent for Reese Pilkington, will present a preliminary plat of Forest Ridge, an addition to the City of Sallisaw, for consideration and approval. The property is located in the 200 Block of West Taylor Drive. The intent is to construct multiple single family dwellings.

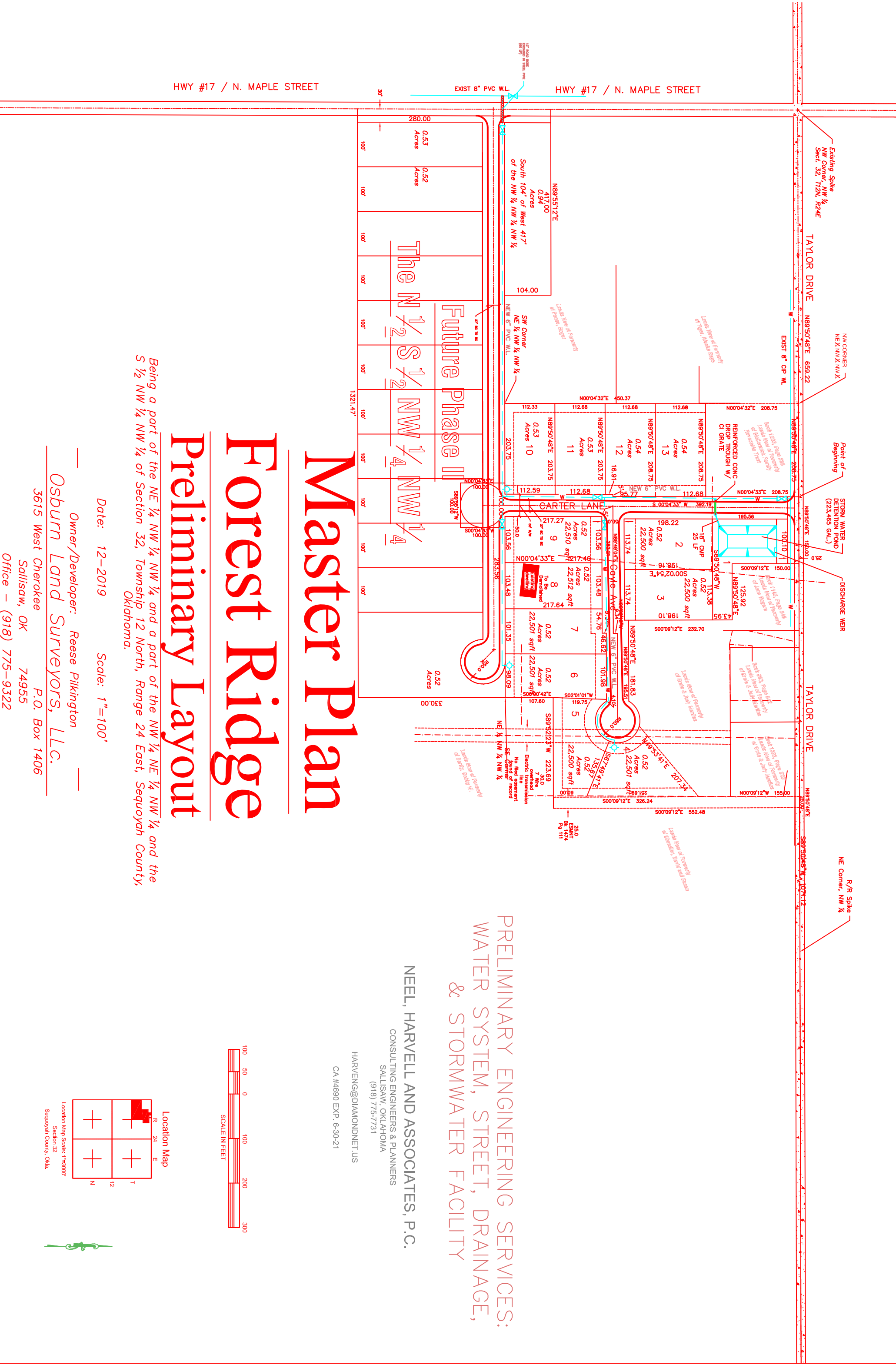
EXHIBITS: 1. Forest Ridge Prelim
2. Prelim Forest Ridge Engineer

KEY ISSUES: Easements; Placement of Streets; Drainage; Lot Size; Utilities; Phase(s) I and II

FUNDING SOURCE: None

RECOMMENDATION: N/A



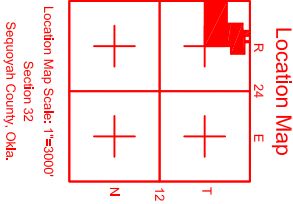


PRELIMINARY ENGINEERING SERVICES:
WATER SYSTEM, STREET, DRAINAGE,
& STORMWATER FACILITY

NEEL, HARVELL AND ASSOCIATES, P.C.

CONSULTING ENGINEERS & PLANNERS
SALLISAW, OKLAHOMA
(918) 775-7731

HARVENG@DIAMONDNET.US
CA #4690 EXP. 6-30-21



Being a part of the NE 1/4 NW 1/4 NW 1/4 and a part of the NW 1/4 NE 1/4 NW 1/4 and the S 1/2 NW 1/4 NW 1/4 of Section 32, Township 12 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 12-2019 Scale: 1"=100'

Owner/Developer: Reese Pilkington
Osburn Land Surveyors, LLC.

3615 West Cherokee P.O. Box 1406
Sallisaw, OK 74955
Office - (918) 775-9322