

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

February 7, 2023

5:30 P.M.

**Council Chambers
113 North Elm St
Sallisaw, Oklahoma**

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 January 3, 2023**
- 4. Discuss, consider and take possible action on Case No. PC 2022-09;
Preliminary plat presentation of Sallisaw Acres, an addition to the City of
Sallisaw, by Cherokee Nation Housing Authority**
- 5. Discusss, consider and take possible action on Case No. PC2022-014;
Preliminary plat presentation of Lee Creek Estates, an addition to the City of
Sallisaw by INSU, Inc.**
- 6. Discuss, consider and take possible action on Case No. PC 2022-015; Lee
Creek Estates rezoning request from Agricultural District (A-1) to Residence
District (R-2) by INSU, Inc.**
- 7. Adjourn**

Posted: FEBRUARY 3, 2023

Time: 4:00 PM

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

JANUARY 3, 2023

The Sallisaw Planning Commission met in a regular meeting on January 3, 2023, in the Council Chambers, 113 N. Elm Street, Sallisaw. Notice of the meeting was given by emailing to Sequoyah County Times; by posting at city hall on December 29, 2022 at 11:45 a.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Joe Velasquez, Crystal Sides, Ronnie Woodward, Scott Looper, Matt Duke, Brady Bauer	Chairman Secretary Member Member Member Member	Members Absent:	Tim Brown Vice Chair
Staff present:	Keith Skelton Ernie Martens Keith Miller, Chris Carter	City Manager Mayor Building Dev. Dir. Senior Code Insp.	Lisa Gabbert Terry Franklin John Weber Herb Hutchinson	Recording Secretary Chief of Police Captain SPD Captain SPD
Others present:	Lynn Adams-Seq. Co. Times Edward Enos Judy Enos Kim Oliver Eric Talbott Alisha Waggoner Bryan Duke Pat Martin Tamara Harding Steven McEver Ladonna Shoemaker David Lessley Madeline Lessley Stephen Sullivan Matt Caldwell		Matt Caldwell Donna Caldwell Brian Ormsby-CREOKS John Speir Johanna Hagen Douglas Hubler Cecil Duty Mike Neer Gloria Neer Anthony Pitts Steve Oliver Cal Pilkington Aaron Padgett Jim Rogers	Mike Fullbright Rhonda Perryman Bob Perryman Linuel Merrill Bonnie Sue Henson Stephen Harding Stephen Duke Christy Craghead Jace Goodwin Louis Walkingstick Dulaney Meadows Dewey Padgett Jerry Tayloe Reece Bush and others present

Meeting Called to Order

Meeting was called to order at 5:33 p.m.

Declaration of a Quorum

A quorum was declared present.

Consider Approval of Minutes of Regular Meeting of December 6, 2022

The minutes of the regular meeting of December 6, 2022 were presented for approval. Motion made by Looper, seconded by Bauer to accept the minutes from the regular meeting of December 6, 2022 as presented.

Vote: Velasquez aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye. Motion carried 6-0.

Discuss, consider and take possible action on Case No. PC 2022-09; Preliminary plat presentation of Sallisaw Acres, an addition to the City of Sallisaw, by Cherokee Nation Housing Authority

Chris Carter told the board the city attorney suggested tabling the plat for easements to be obtained and platting issues to be done. Velasquez said Cherokee Nation Housing Authority and People Inc are still discussing the easements and it appears Cherokee Nation is still working to get the matters resolved.

Motion made by Looper, seconded by Sides to table plat finalization of PC2022-09 to the next meeting.

Vote: Velasquez aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye. Motion carried 6-0.

Discuss, consider and take possible action on Case No. PC 2022-013; Rezoning request from commercial office district (C-1) to to highway commercial and commercial recreation (C-4) by CREOKS Behavioral Health Services, Inc.

Brian Ormsby from CREOKS answered questions from the board and other people in attendance about the procedures and that it would have 4 beds, 4 chairs and the types of patients, with the average stay in the past being 4 and a half to 5 days. Ormsby said a good portion of the patients would be from this area and evaluated at intake and also at discharge.

Police Chief Franklin said he was not a big supporter of the facility in the neighborhood, for not having preference for the beds, and the release of people into our community not from our area . Several members of the community spoke against the commercial recreation rezone due to the residential areas, churches, church schools and property values.

Velasquez said there are no long-term plans from the city for making any of the other properties

in the same area zoned C-4.

Motion made by Looper, seconded by Sides to deny approval of the rezoning request for PC 2022-013 CREOKS Behavioral Health Services Inc. from commercial (C-1) to commercial recreation (C-4).

Vote: Velasquez aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye. Motion carried 6-0.

Adjourn

Motion made by Looper, seconded by Woodward to adjourn the meeting, there being no further business.

Vote: Velasquez aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye. Motion carried 6-0.

Approved this _____ day of _____, _____.

Joe Velasquez, Chairman

ATTEST:

Crystal Side, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: February 7, 2023
Board: Sallisaw Planning Commission
Subject: Plat Presentation

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-09; Preliminary plat presentation of Sallisaw Acres, an addition to the City of Sallisaw, by Cherokee Nation Housing Authority

INITIATOR:

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Revisiting the presentation of a preliminary plat by JR Donelson for Cherokee Nation of Sallisaw Acres, an addition to the City of Sallisaw, for consideration and approval. The property is located West of JT Stites and Cherokee Ave. The intent is for two and three unit housing. Plat was previously not approved due to issues in staff report.

EXHIBITS:

1. Sallisaw Office Deed
2. PC2022-009 app
3. PC2022-009 plat
4. PC2022-009 drainage
5. PC2022-009 SS
6. PC2022-009 water
7. PC2022-009 Staff Report

KEY ISSUES:

FUNDING SOURCE: N/A

RECOMMENDATION:

STATUTORY FORM

WARRANTY DEED

(INDIVIDUAL FORM)

DOC NUMBER 2001-7493
 Book 929
 Page(s) 209 to 209
 Time 1:12PM
 Fee \$8.00
 10-26-2001
 Donna Jamison
 Sequoyah County Clerk
 RECORDED AND FILED

KNOW TO ALL MEN BY THESE PRESENTS:

THAT

D. A. STAFFORD AND JOANN STAFFORD,
 HUSBAND AND WIFE

parties of the first part, in consideration of the sum of TEN AND NO/100 ----- dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

THE HOUSING AUTHORITY OF THE CHEROKEE
 NATION OF OKLAHOMA
 1500 HENSLEY DRIVE
 TAHLEQUAH, OKLAHOMA 74465

Party of the second part, the following described real property and premises situated in SEQUOYAH County, State of OKLAHOMA, to wit:

A PART OF GOVERNMENT LOT 1 AND A PART OF THE NW 1/4 SE 1/4 NE 1/4, SECTION 1, TOWNSHIP 11 NORTH, RANGE 23 EAST, SEQUOYAH COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SAID GOVERNMENT LOT 1; THENCE S89°55'50"W ALONG SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 733.42 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S17°23'16"W A DISTANCE OF 90.04 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S34°45'14"W A DISTANCE OF 147.96 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S55°04'25"W A DISTANCE OF 216.20 FEET TO A 3/8" IRON PIN WITH CAP; THENCE N00°00'00"E A DISTANCE OF 916.00 FEET TO A 3/8" IRON PIN WITH CAP, BEING ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #64; THENCE S84°52'56"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 969.37 FEET TO A P.K. NAIL; THENCE S01°17'50"E ALONG THE CENTERLINE OF J.T. STITES STREET, A DISTANCE OF 330.87 FEET TO A P.K. NAIL; THENCE S89°55'50"W A DISTANCE OF 38.38 FEET TO A 3/8" IRON PIN WITH CAP; THENCE N72°22'11"W, A DISTANCE OF 159.11 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S64°05'55"W A DISTANCE OF 146.73 FEET TO A 3/8" IRON PIN WITH CAP; THENCE S67°17'46"W A DISTANCE OF 392.85 FEET TO THE POINT OF BEGINNING.

LESS PUBLIC ROAD RIGHTS OF WAY AND SUBJECT TO EASEMENTS OF RECORD.

Together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same.

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

Signed and delivered this 26th, day of June, 2001

STATE OF OKLAHOMA
 SEQUOYAH COUNTY
 CLERK OF COURTS, 275²⁵

D. A. STAFFORD

JOANN STAFFORD

STATE OF OKLAHOMA
 COUNTY OF SEQUOYAH

INDIVIDUAL ACKNOWLEDGMENT

Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 26th day of June 2001, personally appeared D. A. STAFFORD AND JOANN STAFFORD, 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 set forth.

Given under my hand and seal the day and year last above written.

My commission expires 2003

Jamie McDaniel

NOTARY PUBLIC
 L-01-419



PC2022-009

PLANNING COMMISSION

REQUEST FOR PRELIMINARY PLAT APPROVAL

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

SALLISAW ACRES
General Location WEST OF J.T. STITES ST & W. CHEROKEE AVE
(Street Address)

Present Use of Property VACANT

Proposed Use of Property HOUSING

Record Owner of Property CHEROKEE NATION

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

☒ agent for, CHEROKEE HOUSING AUTHORITY ☐ other _____

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

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

Signed [Signature] Address 12820 S. MEMORIAL DR., #100
Phone 918-640-2041 BIXBY, OK 74008

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date: 5-25-2022

Present Zoning _____

Application No.: _____ Requested: _____

Fee Receipt: 3.060376 P.C. Action _____

City Action: _____ Date: _____

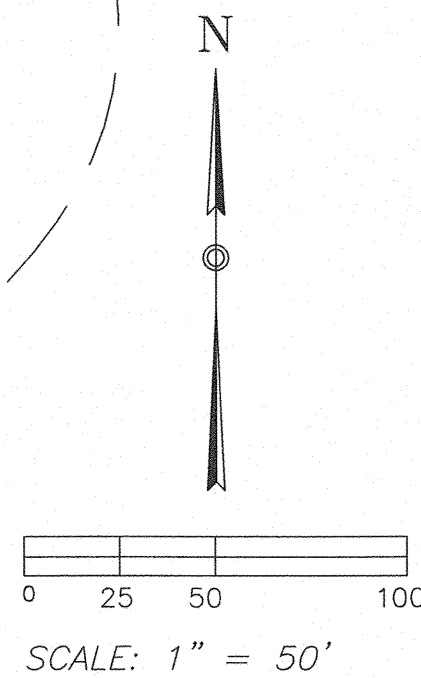
Ordinance No.: _____

OWNER:

CHEROKEE HOUSING AUTHORITY
P.O. BOX 948
TAHLEQUAH, OK. 74465-0948
CONTACT PERSON: DAVID IGERT
PHONE: 918-456-5482

SURVEYOR:

D. GOSS & ASSOCIATES
12347 HEMWOOD HILL RD.
SAPULPA, OK. 74066
PHONE: 918-371-0096
FAX: 918-224-4530
CONTACT: DANIEL S. GOSS
OKLAHOMA PLS: 1316
C.A. NO. 3932 EXP. DATE: 6/30/2023



LEGEND

B/L	BUILDING LINE
U/E	UTILITY EASEMENT
W/E	WATER LINE EASEMENT
M.H.	MANHOLE
A/O	ACCESS OPENING
TR	TOP OF RIM
FL	FLOWLINE
ELEV	ELEVATION
(LEGAL)	LEGAL DESCRIPTION
(FIELD)	FIELD DIMENSIONS
-520-	EXISTING CONTOURS
⊕	CENTERLINE
NE/4	NORTHEAST QUARTER

FIRM MAP No. 40135C0405F
REVISED DATE: SEPTEMBER 29, 2010
SEQUOYAH COUNTY, OKLAHOMA

NOTES:

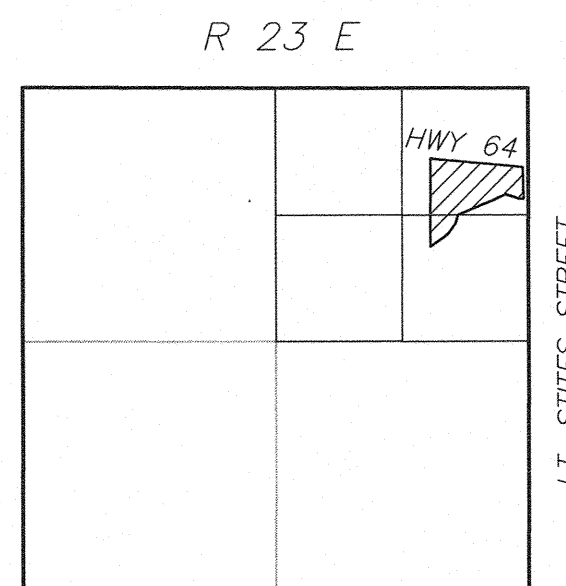
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
- THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE OKLAHOMA STATE PLAN COORDINATE SYSTEM NAD '83 (1993); THE EAST LINE OF SECTION 1 BEING: S01°07'29"E. (ASSUMED)
- 3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.

BENCH MARK:
TOP OF RIM OF EXISTING SANITARY SEWER
MANHOLE 'A'.
ELEVATION: 513.38 USC & GS DATUM

PRELIMINARY PLAT
SALLISAW ACRES

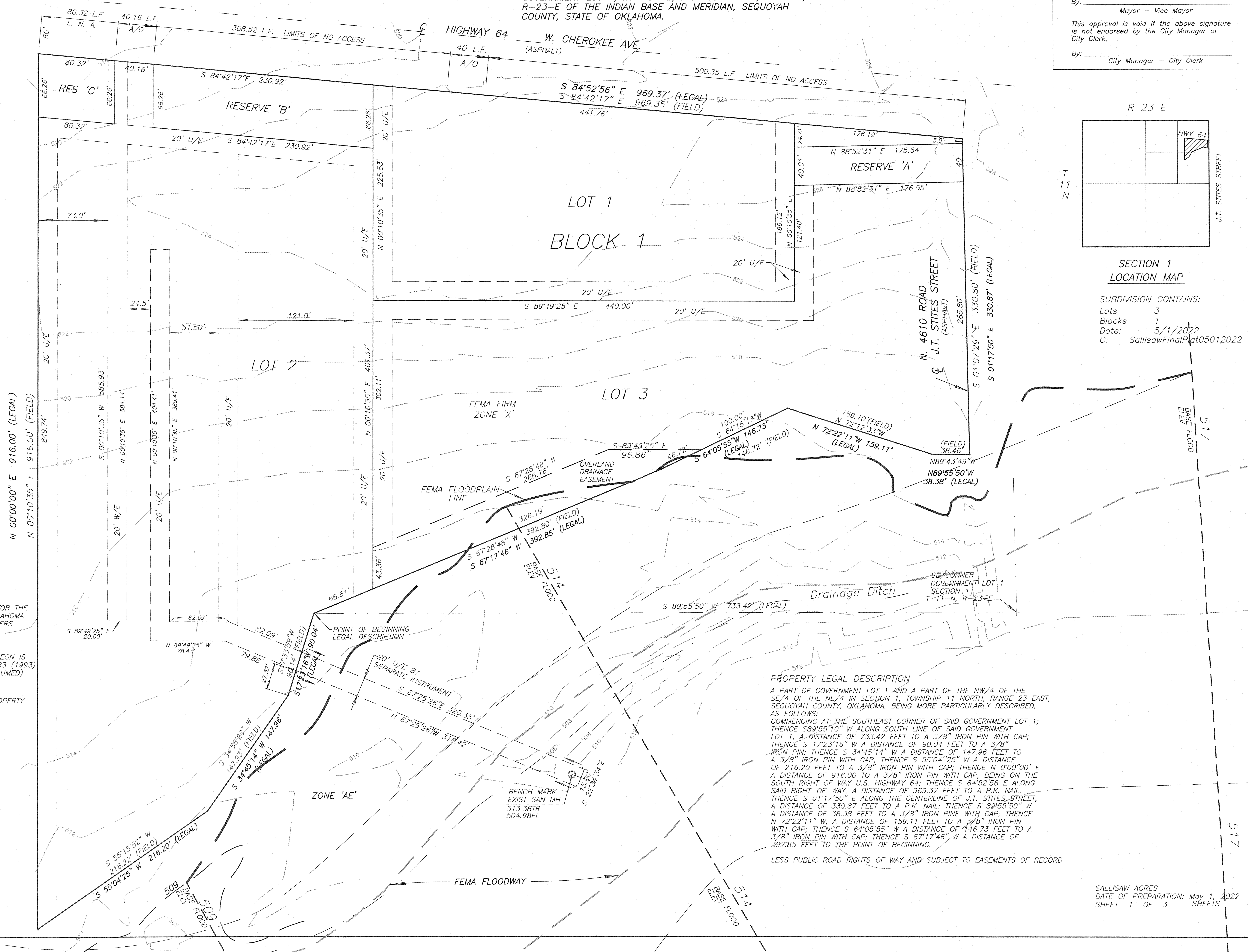
AN ADDITION TO THE CITY OF SALLISAW, SITUATED IN PART OF
GOVERNMENT LOT 1, IN THE NE/4 OF SECTION 1, T-11-N,
R-23-E OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH
COUNTY, STATE OF OKLAHOMA.

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved
by the City Council of the City of Sallisaw
on _____
By: _____ Mayor - Vice Mayor
This approval is void if the above signature
is not endorsed by the City Manager or
City Clerk.
By: _____ City Manager - City Clerk

SECTION 1
LOCATION MAP

SUBDIVISION CONTAINS:

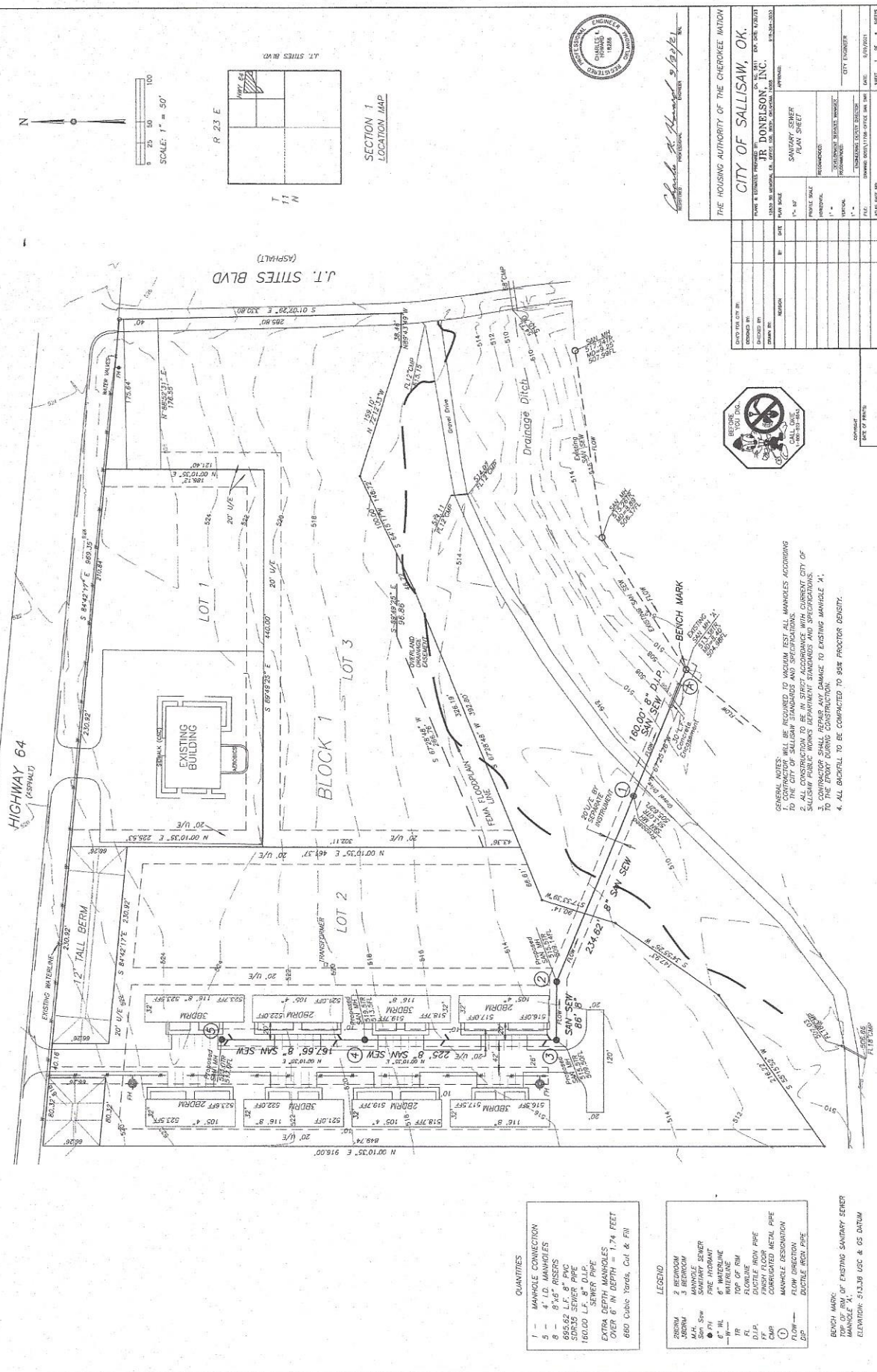
Lots 3
Blocks 1
Date: 5/1/2022
C: SallisawFinalPlat05012022

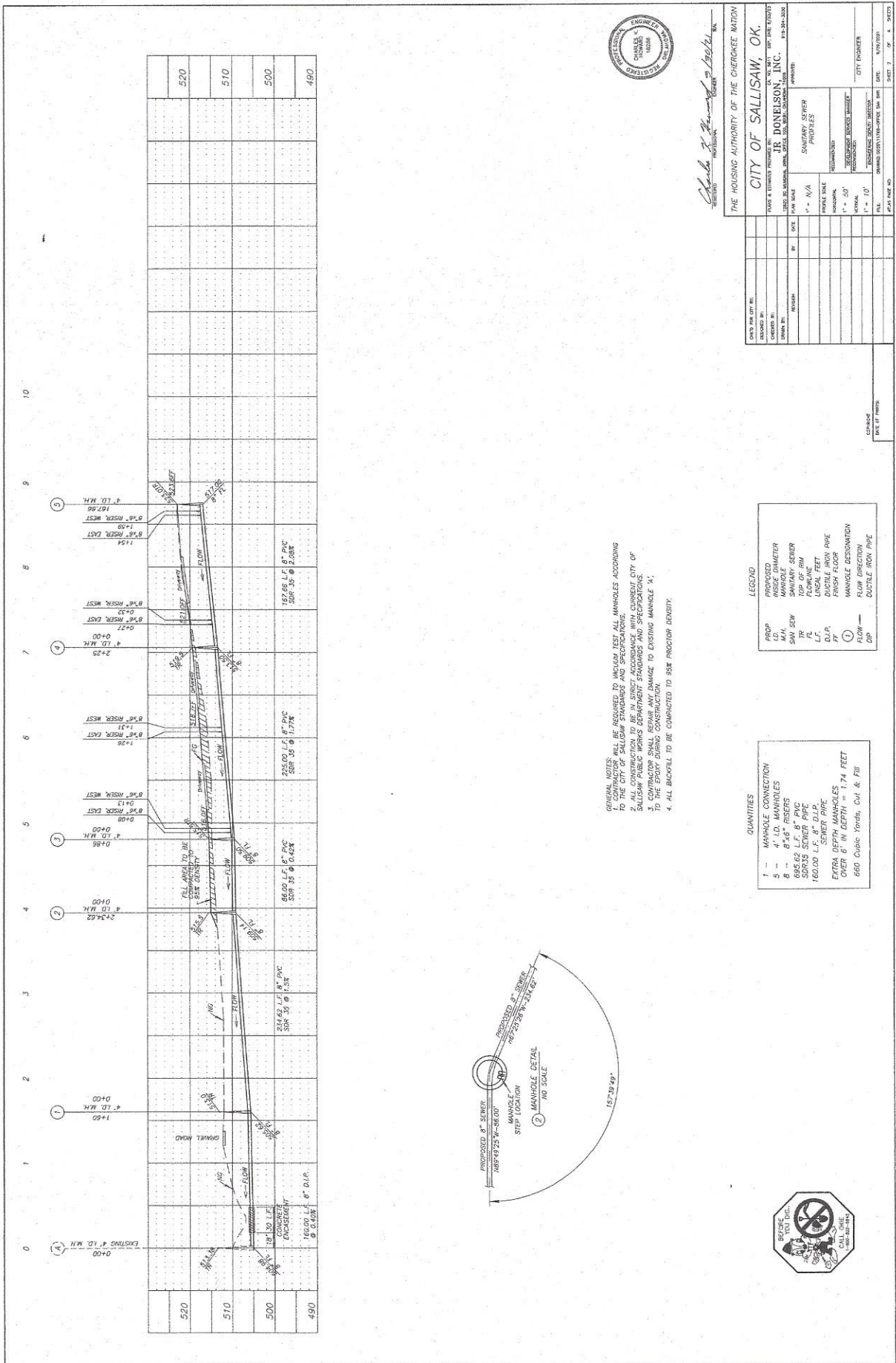


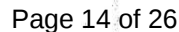
PROPERTY LEGAL DESCRIPTION

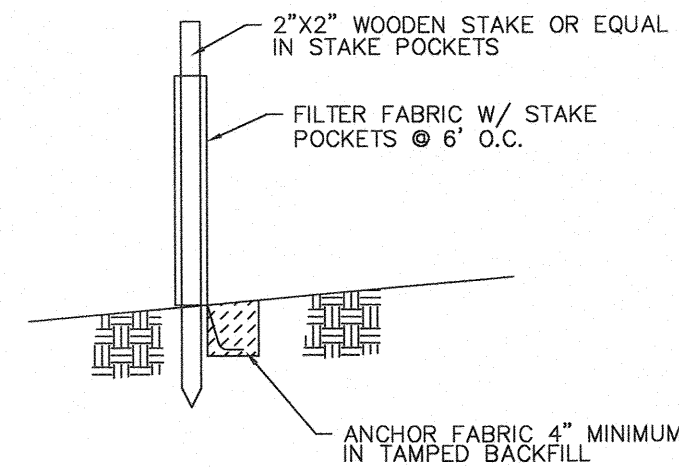
A PART OF GOVERNMENT LOT 1 AND A PART OF THE NW/4 OF THE
SE/4 OF THE NE/4 IN SECTION 1, TOWNSHIP 11 NORTH, RANGE 23 EAST,
SEQUOYAH COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED,
AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;
THENCE S89°55'10" W ALONG SOUTH LINE OF SAID GOVERNMENT
LOT 1, A DISTANCE OF 733.42 FEET TO A 3/8" IRON PIN WITH CAP;
THENCE S 17°23'16" W A DISTANCE OF 90.04 FEET TO A 3/8" IRON
PIN; THENCE S 34°45'14" W A DISTANCE OF 147.96 FEET TO
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OF 216.20 FEET TO A 3/8" IRON PIN WITH CAP; THENCE N 0°00'00" E
A DISTANCE OF 916.00 TO A 3/8" IRON PIN WITH CAP, BEING ON THE
SOUTH RIGHT-OF-WAY, A DISTANCE OF 969.37 FEET TO A P.K. NAIL;
THENCE S 01°17'50" E ALONG THE CENTERLINE OF J.T. STITES STREET,
A DISTANCE OF 330.87 FEET TO A P.K. NAIL; THENCE S 89°55'50" W
A DISTANCE OF 38.38 FEET TO A 3/8" IRON PIN WITH CAP; THENCE
N 72°22'11" W, A DISTANCE OF 159.11 FEET TO A 3/8" IRON PIN
WITH CAP; THENCE S 64°05'55" W A DISTANCE OF 146.73 FEET TO A
3/8" IRON PIN WITH CAP; THENCE S 67°17'46" W A DISTANCE OF
392.85 FEET TO THE POINT OF BEGINNING.

LESS PUBLIC ROAD RIGHTS OF WAY AND SUBJECT TO EASEMENTS OF RECORD.

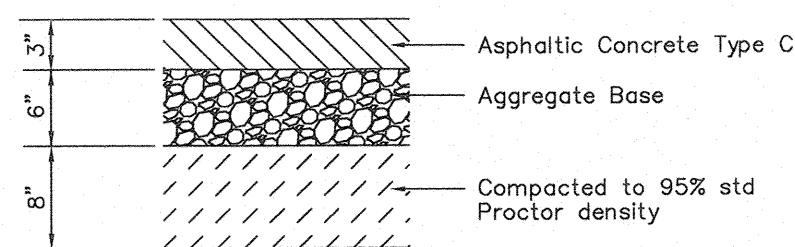








SILT FENCE DETAIL



LIGHT DUTY ASPHALT

NOTE:
1. THE ROAD IS PRIVATE.
2. NO GRADING WILL BE DONE IN THE FEMA FLOODPLAIN.

SILT FENCE TO BE MAINTAINED DURING THE CONSTRUCTION PHASE

LEGEND

2BDRM	2 BEDROOM
3BDRM	3 BEDROOM
M.H.	MANHOLE
San Sew	SANITARY SEWER
FH	FIRE HYDRANT
6" WL	6" WATERLINE
W	WATERLINE
TR	TOP OF RIM
FL	FLOWLINE
D.I.P.	DUCTILE IRON PIPE
FF	FINISH FLOOR
CMP	CORRUGATED METAL PIPE
516	FINISH CONTOUR LINE
FLOW	FLOW DIRECTION

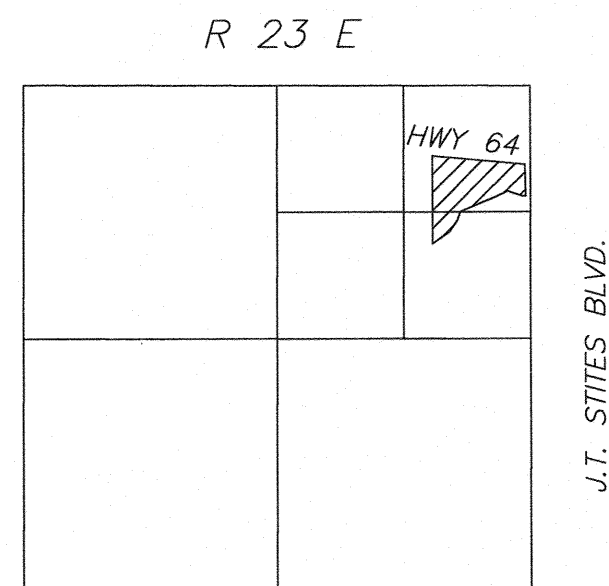
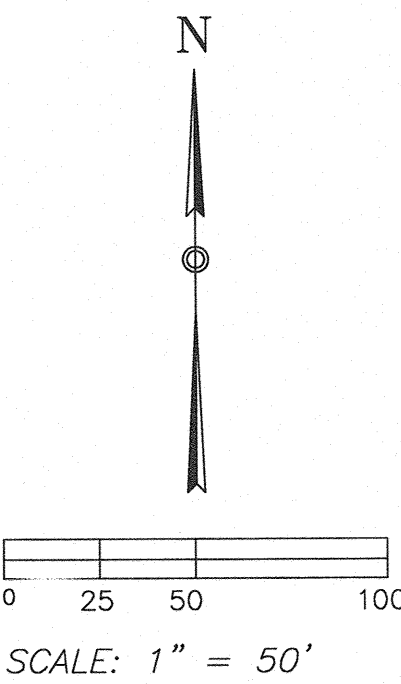
BENCH MARK:
TOP OF RIM OF EXISTING SANITARY SEWER
MANHOLE 'A'.
ELEVATION: 513.38 USC & GS DATUM

GENERAL NOTES

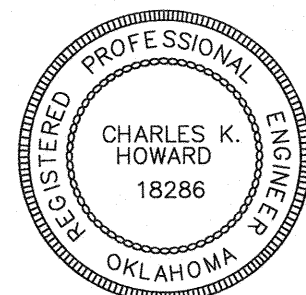
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF SALLISAW, PUBLIC WORKS STANDARDS & SPECIFICATIONS.
- NO INVESTIGATIONS WERE CONDUCTED TO DETERMINE THE EXISTENCE OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE NOTIFICATION CENTER OF OKLAHOMA ONE CALL SYSTEM, INC. NOTICE OF ANY EXCAVATION NO SOONER THAN 10 DAYS AND NOT LATER THAN 48 HOURS EXCLUDING SATURDAYS, SUNDAYS AND OTHER LEGAL HOLIDAYS PRIOR TO COMMENCEMENT OF WORK. PHONE NUMBER IS 1-800-522-6543.
- ANY ITEM OF WORK NOT COVERED BY A SEPARATE ITEM IN THE PROPOSAL SHALL BE INCLUDED IN THE COST OF THE ITEM OR WORK OF WHICH IT IS A PART.
- ALL BACKFILL UNDER PAVEMENT SHALL BE BACKFILLED WITH TYPE "A" AGGREGATE, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL FILL AREA TO BE 95% STANDARD PROCTOR DENSITY PRIOR TO CONSTRUCTION.



COPYRIGHT
DATE OF PRINTS:



SECTION 1
LOCATION MAP



Charles K. Howard 3/1/22
REGISTERED PROFESSIONAL ENGINEER SEAL

DATE OF PRINTS:		THE HOUSING AUTHORITY OF THE CHEROKEE NATION	
CHK'D FOR CITY BY:		CITY OF SALLISAW, OK.	
DESIGNED BY:		PLANS & ESTIMATES PREPARED BY: JR DONELSON, INC. CA. NO. 5611 EXP. DATE: 6/30/23	
CHECKED BY:		12820 SO MEMORIAL DR., OFFICE 100, BIXBY, OKLAHOMA 74008 918-394-3030	
DRAWN BY:		PLAN SCALE	APPROVED:
REVISION	BY	DATE	
		1" = 50'	
		PROFILE SCALE	
		HORIZONTAL	RECOMMENDED:
		1" =	
		VERTICAL	RECOMMENDED:
		1" =	
FILE:	DRAWING: GOSS\11766-OFFICE GRADING	DATE:	3/1/2022
ATLAS PAGE NO:		SHEET	1 OF 1 SHEETS

STAFF REPORT

Sallisaw Planning and Zoning Board

August 2, 2022

ITEM

PC2022-009 Preliminary Plat of Sallisaw Acres

Request: Approval of preliminary layout

Staff Narrative: After review by staff and the city attorney, the following needs to be addressed by the developer and the owner's agent.

Property History

This property has been utilized by the Housing Authority in the past as a maintenance building. It is being repurposed for housing use.

Impact Potential

As with any use, there are positive and/or negative considerations.

- Drainage is always a concern with the increased flow of water from impervious surfaces and roof run-off.
- There are no utilities to this location so all will have to be extended to this location. Some will require the acquisition of private easements dedicated to the City.

Resources

HACN funds (private)

City Staff analysis and recommendation

Streets

1. There will need to be a drainage plan developed. This subdivision will need private drainage easements acquired and dedicated to the City of Sallisaw to allow for access to the drainage structure located to the South of this location.
2. Streets appear to be private, but verbiage in the restrictive convenience state the property can be sold. If so Additional lot sizes and street dedication will need to be done.
3. Lot 3: 30 feet of road right of way will need to be dedicated to JT Stites Road.

Sewer

1. Sewer Utility easements crossing private adjacent property shall be dedicated to the City. The HACN shall acquire the easements from the adjacent property owner for access to the public sewer located to the South of this location.
2. Sewer utility design is sufficient, unless lot 2 changes.

Water

1. Water utility design is sufficient, unless lot 2 changes.

Electric

1. Electric is to be placed on the front street. Electric will need additional easement for separation of utilities along the right-of-way.

Fiber

1. Will utilize the Electric easement.

City Attorney

1. The deed of dedication must refer to the dedication of easements and streets to the City of Sallisaw. If need be, City Attorney can provide proper language.
2. The deed of dedication refers to the plat as "An Addition to Sequoyah County" this needs to be changed to reference "City of Sallisaw" as well as other location within the plat.
4. The 10 items in the deed of dedication are a restrictive convenience and will need to be labeled as such.
5. A reference to the Sallisaw Code of Ordinance to coincide and operate in tandem with the restrictive convenience.
6. The use of City Council and Planning Commission verbiage will need to be replaced with that of the approved City Attorney formatting.
7. Item 7 refers to the possible sale of these properties. The preliminary subdivision is not laid out for the sale of individual lots. The lots will need to be modified if this is the intent. They will need to be laid out in a fashion that meets the Sallisaw Code of Ordinances and future rezoning of the property.
8. If individual sale is the plan, the street and turnaround tee must be built and dedicated to the City of Sallisaw.
9. Part of Lot 2 will become land locked and potentially not usable. What is the intended use of this piece of property?

AGENDA ITEM COMMENTARY

Meeting Date: February 7, 2023
Board: Sallisaw Planning Commission
Subject: Plat Presentation

ITEM TITLE: Discuss, consider and take possible action on Case No. PC2022-014; Preliminary plat presentation of Lee Creek Estates, an addition to the City of Sallisaw by INSU, Inc.

INITIATOR: Kelly Osburn, Agent for INSU, Inc.

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Kelly Osburn, agent for INSU, Inc., will present a preliminary plat of Lee Creek, an addition to the City of Sallisaw, for consideration and approval. The property is located on South Buddy Spencer Ave. The intent is to construct multiple single family dwellings.

EXHIBITS: 1. PC2022-014 App
2. Lee Creek Est Prelim_easements

KEY ISSUES: None.

FUNDING SOURCE: None.

RECOMMENDATION: Approval.

CASE # _____

PLANNING COMMISSION

REQUEST FOR PRELIMINARY PLAT APPROVAL

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

General Location 80 Buddy Spencer
(Street Address)

Present Use of Property A9

Proposed Use of Property Residential

Record Owner of Property Peter Lee

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,
☒ agent for, Kelly Osburn ☐ 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.

Signed Kelly Osburn Address PO Box 1406
Phone 918-774-4050 Sallisa Osburn

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Chris Carter Date: 11-15-22

Present Zoning A-1

Application No.: PC2022-014 Requested: _____

Fee Receipt: _____ P.C. Action _____

City Action: _____ Date: _____

Ordinance No.: _____

AGENDA ITEM COMMENTARY

Meeting Date: February 7, 2023
Board: Sallisaw Planning Commission
Subject: Rezoning

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-015; Lee Creek Estates rezoning request from Agricultural District (A-1) to Residence District (R-2) by INSU, Inc.

INITIATOR: Kelly Osburn, Agent for INSU, Inc.

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Kelly Osburn, agent for INSU, Inc., is requesting rezoning from agricultural district (A-1) to residence district (R-2) to construct single family dwellings.

EXHIBITS:

1. PC2022-015 App
2. PC Notification of Meeting
3. Notice of Hearing - Case No. PC 2022-015
4. PC2022-015 Newspaper Map

KEY ISSUES: None.

FUNDING SOURCE: None.

RECOMMENDATION: Approval.

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 R-2

General Location 50. Buddy Spencer
(Street Address)

Present Use of Property Agriculture

Proposed Use of Property Residential

Record Owner of Property Dan or Peter Lee

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

☒ agent for Kelly Osborn ☐ 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.

Signed Kelly Osborn
Phone 918-774-4450

Address PO Box 1406
Gallatin OK

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Chris Carter Date 11-15-22

Application No.: _____ Requested: Kelly Osborn

Fee Receipt: _____ P.C Recommendation: Approval _____ Denial _____

City Council: _____ Date: _____

Date: _____

Ordinance No.: _____

115 East Choctaw
PO Box 525
Sallisaw, OK 74955



Building Development
Phone: (918) 775-6241
Fax: (918) 775-9550
www.sallisawok.org

January 18, 2023

RE: Notice of Public Hearing – Rezoning Request

To Whom It May Concern:

In accordance with the City of Sallisaw Ordinance Sec. 102-105 and Oklahoma Municipal Code Sec. 43-106, this letter is to inform you that a rezoning request has been filed with the Sallisaw Planning Commission. A public hearing will be heard on said application as follows:

Date of Hearing: **Tuesday, February 7, 2023**

Time: **5:30 p.m.**

Place: **Council Chambers, 113 N. Elm; Sallisaw**

You are invited to attend the meeting, if you wish to do so. Additional information attached.

Respectfully,

Keith Miller, CFM, Director
Building Development

NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONING

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:**

THE NW/4 SE/4 OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 24 EAST, SEQUOYAH COUNTY, OKLAHOMA.

has filed with the Sallisaw Planning Commission a written application # **PC 2022-0015** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Agricultural District (A-1) to Residence District (R-2)**

The undersigned will present said application to the Sallisaw Planning Commission on **February 7, 2023**, at **113 N. Elm, 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 18th day of January, 2023.

By: **INSU, Inc.**
Owner(s)

or By: **Osburn Land Surveyors, LLC**
Agent

By: **Crystal Sides**
Secretary, Sallisaw Planning Commission

Bill To:
City of Sallisaw
PO Box 525
Sallisaw, OK 74955
PO #92002

