

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

February 4, 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 date of January 7, 2020**
- 4. 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 Calvin H. Pilkington Revocable Living Trust**
- 5. Discuss, consider, and take possible action on Case No. 2019-21; request for rezoning from agriculture (A-1) to residential (R-1) by Calvin H. Pilkington Revocable Living Trust**
- 6. Adjourn**

Posted: January 30, 2020

Time: 2:10 p.m.

Kim Jamison

SALLISAW PLANNING COMMISSION

REGULAR MEETING

JANUARY 7, 2020

MINUTES

The Sallisaw Planning Commission met in a regular meeting on January 7, 2020, in the council chambers, located at 111 North Elm, Sallisaw. Notice of the meeting was given by posting at city hall on January 3, 2020, at 2:15 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 (arrived at 5:48 p.m)
 Tim Brown

MEMEBERS ABSENT: Amanda Sullivan

OTHERS PRESENT: Sue Williams Shirlean Davis Kelly Osburn
 Scott Neel Reese Pilkington

STAFF PRESENT: Keith Miller Kim Jamison

Meeting was called to order at 5:31 p.m. and a Quorum was declared present.

MINUTES

The minutes of regular meeting of December 3, 2019, were presented for approval. Motion was made by Looper, seconded by Brown, for approval of minutes as presented. Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 4-0.

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

Ferna Sue Williams, agent, requested the property located at 1421 South Kerr Boulevard, Sallisaw be rezoned 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

Motion was made by Brown, seconded by Woodward, for approval of rezoning from agriculture (A-1) to highway commercial (C-4). Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye. Motion carried 4-0.

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

Kelly Osburn, agent for Reese Pilkington, presented 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.

After discussion, no action was taken.

Motion was made by Brown, seconded by Looper, to adjourn the meeting there being no further business.
Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye, Duke aye. Motion carried 5-0. Meeting ended at 5:53 p.m.

APPROVED this _____ day of February, 2020

Chairman, Sallisaw Planning Commission

ATTEST:

Secretary

AGENDA ITEM COMMENTARY

Meeting Date: February 4, 2020
Board: Sallisaw Planning Commission
Subject: Preliminary Plat Presentation of Forest Ridge by Calvin H. Pilkington Revocable Living Trust

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 Calvin H. Pilkington Revocable Living Trust

INITIATOR: Kelly Osburn, Agent for Calvin H. Revocable Living Trust

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Kelly Osburn, agent for Calvin H. Pilkington Revocable Living Trust, 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.

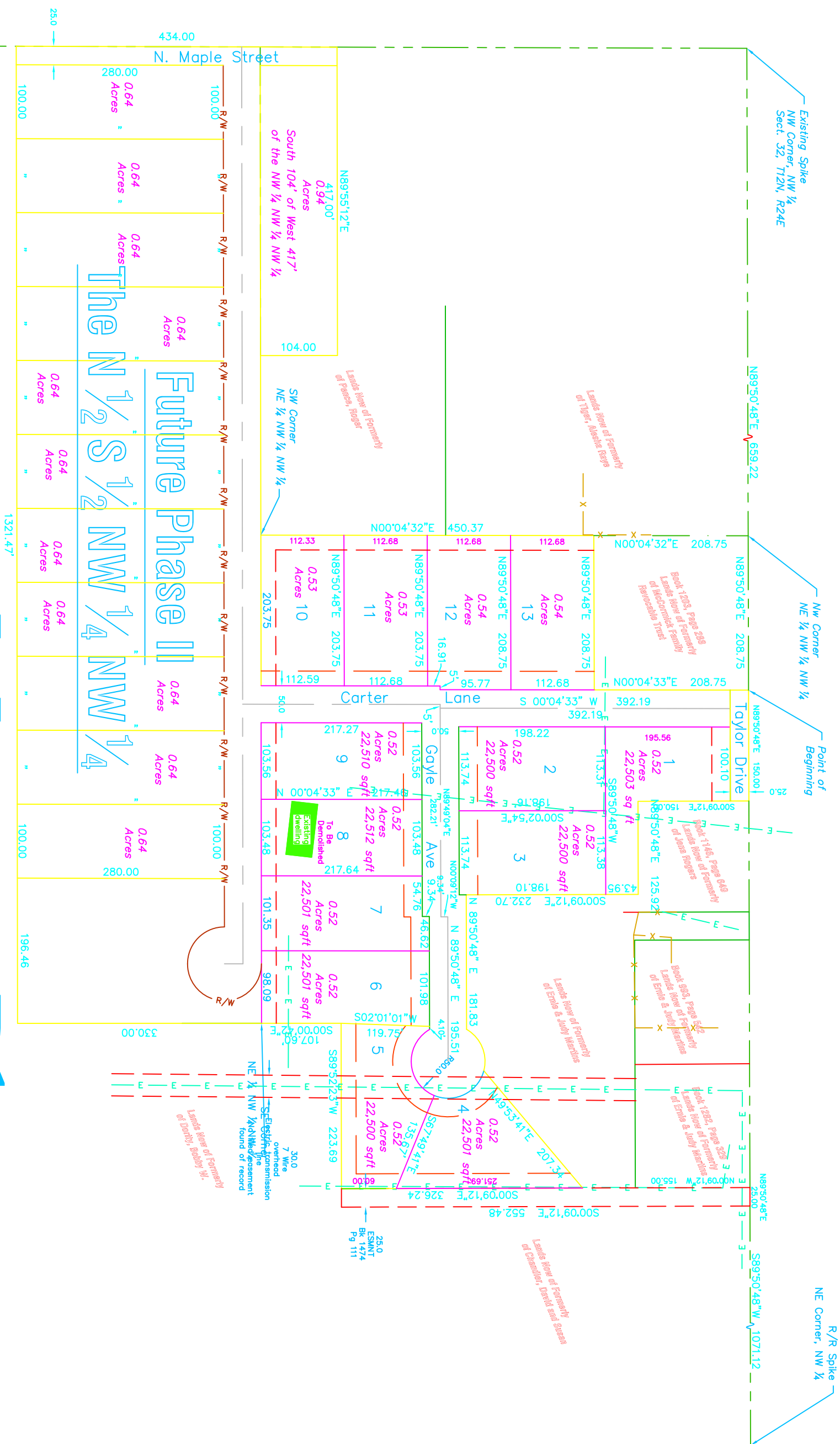
EXHIBITS:

1. Forest Ridge Prelim
2. Prelim Forest Ridge Engineer
3. Application for Plat Approval

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

FUNDING SOURCE: None

RECOMMENDATION: N/A



Master Plan Forest Ridge



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

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

Location Map Scale: 1"=3000'

Section 32

Sequoyah County, Okla.



Location Map Scale: 1"=3000'

Section 32

Sequoyah County, Okla.

Location Map Scale: 1"=3000'

Section 32

Sequoyah County, Oklahoma



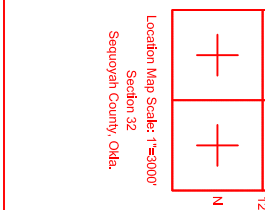
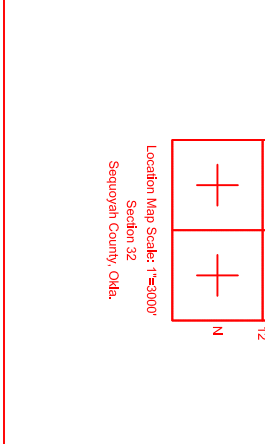
Location Map Scale: 1"=

Section 32

Sequoyan County, OK

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Location Map Scale
Section 3
Sequoynah Coun



PLANNING COMMISSION
REQUEST FOR PLAT APPROVAL

Application is hereby made to the Planning Commission for consideration of a recommendation to the City Council for Forest The Ridge Addition

General Location South of Taylor Drive

Present Use of Property Agriculture

Proposed Use of Property R-1

Record Owner of Property Reese Pilkington

If Applicant is other than owner, indicate interest: Purchaser, Lessee, Agent for, _____

Osburn Land Services, LLC other, _____

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

NO

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

Signed [Signature]

Address 3955 W. Cherokee

Phone 918-775-9322

Sallisaw, OK 74955

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____

Date: _____

Present Zoning: _____

Application No.: _____

Requested: _____

Fee Receipt: _____

P.C. Action: _____

City Action: _____

Date: _____

Ordinance No.: _____

AGENDA ITEM COMMENTARY

Meeting Date: February 4, 2020
Board: Sallisaw Planning Commission
Subject: Rezoning request from agriculture (A-1) to residential (R-1) by Calvin H. Pilkington Revocable Living Trust

ITEM TITLE: Discuss, consider, and take possible action on Case No. 2019-21; request for rezoning from agriculture (A-1) to residential (R-1) by Calvin H. Pilkington Revocable Living Trust

INITIATOR: Kelly Osburn, Agent

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Kelly Osburn, agent, is requesting the property located in the 200 Block of West Taylor Dr be rezoned from agriculture (A-1) to residential (R-1). The intent is to construct multiple single family dwellings.

EXHIBITS:

1. Application Case No. PC 2019-21
2. Map PC2019-21
3. Notice of Hearing - Case No. PC 2019-21

KEY ISSUES: None

FUNDING SOURCE: N/A

RECOMMENDATION: N/A

"Forest Ridge"

CASE # PC 2019-21

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-1

General Location 200 Block of W. Taylor South of Taylor Drive
(Street Address)

Present Use of Property Apartment (A-1)

Proposed Use of Property R-1

Record Owner of Property Reese Pilkington

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

☒ agent for Shumland Surveyors LLC

Are there any Private or Deed Restrictions controlling the use of this property? no

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

Signed [Signature]
Phone 918-775-9322

Address 3955 W. Cherokee
Sallisaw, OK 74955

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date _____

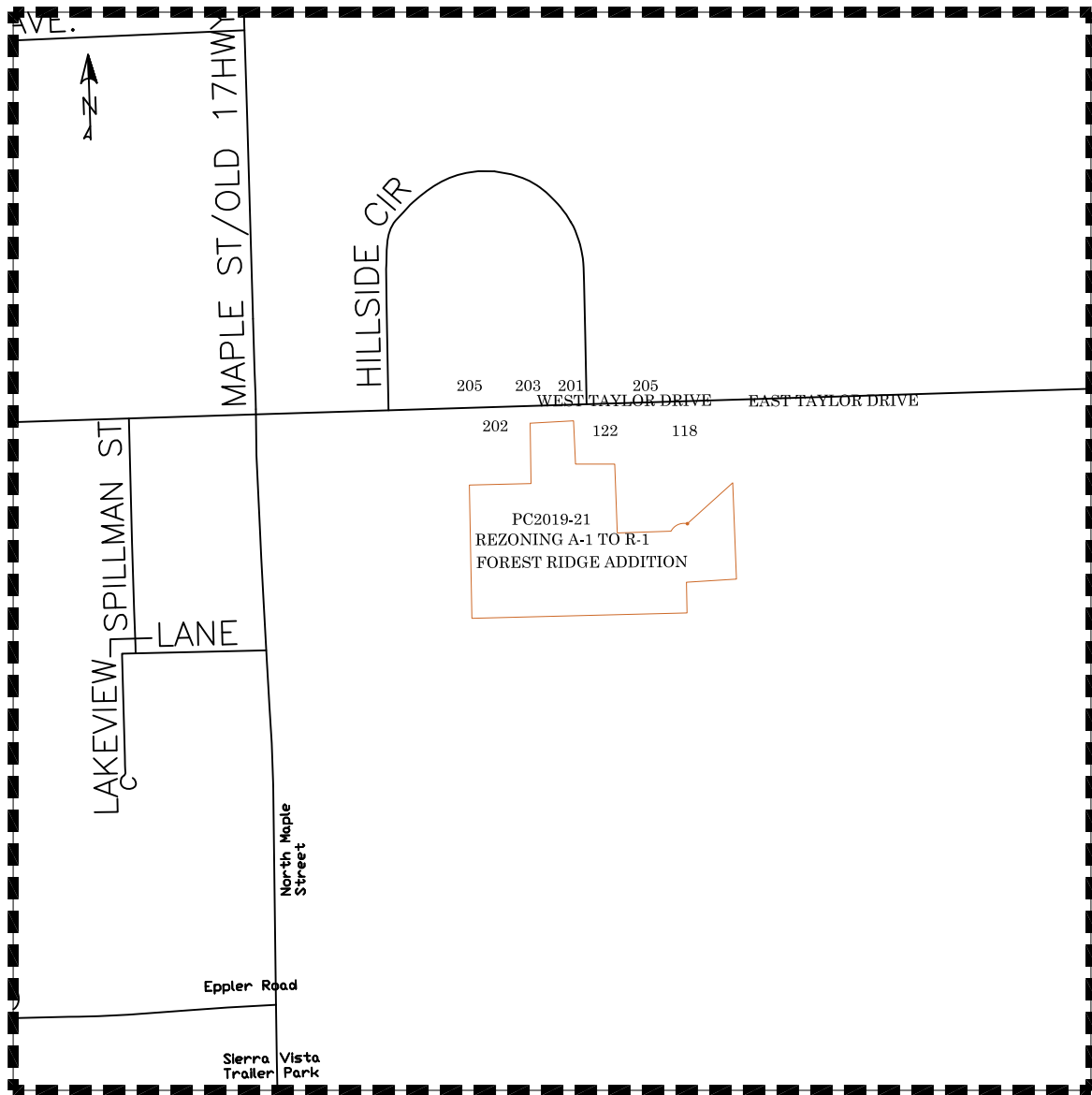
Application No.: _____ Requested: _____

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:**

A 8.25 acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being situated in a part of the NW 1/4 NE 1/4 NE 1/4 and a part of the NE 1/4 NE 1/4 NW 1/4 of Section 32, Township 12 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma P.L.S. #1628 on September 3, 2019. The basis of bearing for the described parcel is N89°50'48"E along the North line of the NW 1/4 of Said Section 32 and is more particularly described as:

Commencing at the NW Corner of said NE 1/4 NW 1/4 NW 1/4; thence along the North line thereof, N89°50'48"E 208.75 feet to the point of beginning; thence continuing along the North line of said NE 1/4 NW 1/4 NW 1/4 N89°50'48"E 150.00 feet; thence S00°09'12"E 150.00 feet; thence N89°50'48"E 125.92 feet; thence N89°50'48"E 181.47 feet; thence along a curve to the right having a radius of 50.00 feet, an arc length of 65.31 feet and a chord bearing and distance of N67°16'06"E 60.77 feet; thence N49°53'41"E 207.34 feet; thence S00°09'12"E 326.24 feet; thence S89°52'23"W 223.69 feet; thence S00°00'42"E 107.60 feet to the SE Corner of said NE 1/4 NW 1/4 NW 1/4; thence along said South line S89°55'12"W 660.23 feet to the SW corner of said NE 1/4 NW 1/4 NW 1/4; thence along the West line thereof N00°04'32"E 450.37 feet; thence N89°50'48"E 208.75 feet; thence N00°04'33"E 208.75 feet to the point of beginning.

General Location: **200 Block of West Taylor Dr, Sallisaw**

has filed with the Sallisaw Planning Commission a written application # **PC2019-21** pursuant to Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from agriculture (A-1) to residential (R-1)**

The undersigned will present said application to the Sallisaw Planning Commission on February 4, 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 15th day of January, 2020.

By: **Calvin H. Pilkington Revocable Living Trust**
Owner(s)

or By: **Kelly Osburn**
Agent

By: **Joe Velasquez**
Chairman, Sallisaw Planning Commission

Bill To:

Kelly Osburn
PO Box 1406
Sallisaw OK 74955
918-775-9322