

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

February 6, 2024

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. Minutes of Regular Meeting of November 7, 2023**
- 4. Discuss, consider, and take possible action to elect a Chairman**
- 5. Discuss, consider, and take possible action on Case No. PC 2024-001; Lots 1,2,3,4,5,6 & 7, Block 15 Fairview Addition rezoning request from Residence District (R-2) to High Density Housing District (RT-2) by JMBailey Properties, LLC.**
- 6. Discuss, consider, and take possible action on the property layout of the High Density District multi-unit development of Lots 1,2,3,4,5,6 & 7, Block 15 Fairview Addition, owned by JMBailey Properties, LLC.**
- 7. Discuss, consider, and take possible action on Case No. PC 2024-002; Preliminary Plat presentation of QuikTrip No. 7017, an addition to the City of Sallisaw by QuikTrip Corporation.**
- 8. Adjourn**

Posted: FEBRUARY 1, 2024

Time: 2:15 P.M.

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 7, 2023

The Sallisaw Planning Commission met in a regular meeting on November 7, 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 November 2, 2023 at 2:15 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown, Ronnie Woodward, Brady Bauer Reece Bush	Interim Chair Member Member Member
Members absent:	Scott Looper Crystal Sides Matt Duke	Member Secretary Member
Staff present:	Chris Carter, Lisa Gabbert	Senior Code Inspector Recording Secretary

Others present:

Meeting Called to Order

The meeting was called to order at 5:30 p.m.

Declaration of a Quorum

A quorum was declared present.

Consider Approval of Minutes of Regular Meeting of August 1, 2023

The minutes of the regular meeting of August 1, 2023 were presented for approval. Motion made by Woodward, seconded by Bauer to accept the minutes for the regular meeting of August 1, 2023.

Vote: Brown aye, Woodward aye, Bauer aye, Bush aye. Motion carried 4-0.

Discuss, consider, and take possible action; 2024 regular meeting dates

Meeting dates are scheduled for the first Tuesday of each month at 5:30 p.m.

Motion made by Bauer, seconded by Woodward for approval of the 2024 regular meeting dates as presented.

Vote: Brown aye, Woodward aye, Bauer aye, Bush aye. Motion carried 4-0.

Adjourn

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

Vote: Brown aye, Woodward aye, Bauer aye, Bush aye. Motion carried 4-0.

Meeting ended at 5:32 p.m.

Approved this _____ day of _____, _____.

Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: February 6, 2024
Board: Sallisaw Planning Commission
Subject: Rezoning Request from Residence District (R-2) to High-Density Housing District (RT-2) by JMBailey Properties, LLC.

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2024-001; Lots 1,2,3,4,5,6 & 7, Block 15 Fairview Addition rezoning request from Residence District (R-2) to High Density Housing District (RT-2) by JMBailey Properties, LLC.

INITIATOR: Josh Bailey, President of JMBailey Properties, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: JMBailey Properties, is requesting the property on East Turner Avenue, also located at the West end of Jay Reynolds Park , to be rezoned from Residence District (R-2) to High-Density Housing District (RT-2). The intent is to build a multi-single family addition.

EXHIBITS:

1. PC2024-001 Rezoning Application
2. PC Notification of Meeting
3. PC 2024-001 Notice of Hearing
4. PC2024-001 Newspaper map

KEY ISSUES: None

FUNDING SOURCE: N/A

RECOMMENDATION: Approval

1

PC2024-001

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 _____

Lot 1, 2, 3, 4, 5, 6 and 7 Fairview, an addition to the
City of Sallisaw

General Location West end of Splash Pad (east turner)
(Street Address)

Present Use of Property Residential

Proposed Use of Property High Density Residential

Record Owner of Property Sm Bailey Properties LLC

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? None

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

Signed [Signature] President Address 404 monarch Pass
Phone _____ Sallisaw OK 74955

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: _____ Date _____

Application No.: _____ Requested: _____

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

December 13, 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, January 2, 2024**

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:**

Lots 1, 2, 3, 4, 5, 6 & 7, Block 15 Fairview Addition to the City of Sallisaw

has filed with the Sallisaw Planning Commission a written application # **PC 2024-001** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Residence District (R-2) to High Density Housing District (RT-2)**.

The undersigned will present said application to the Sallisaw Planning Commission on **February 6, 2024**, 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 17th day of January, 2024.

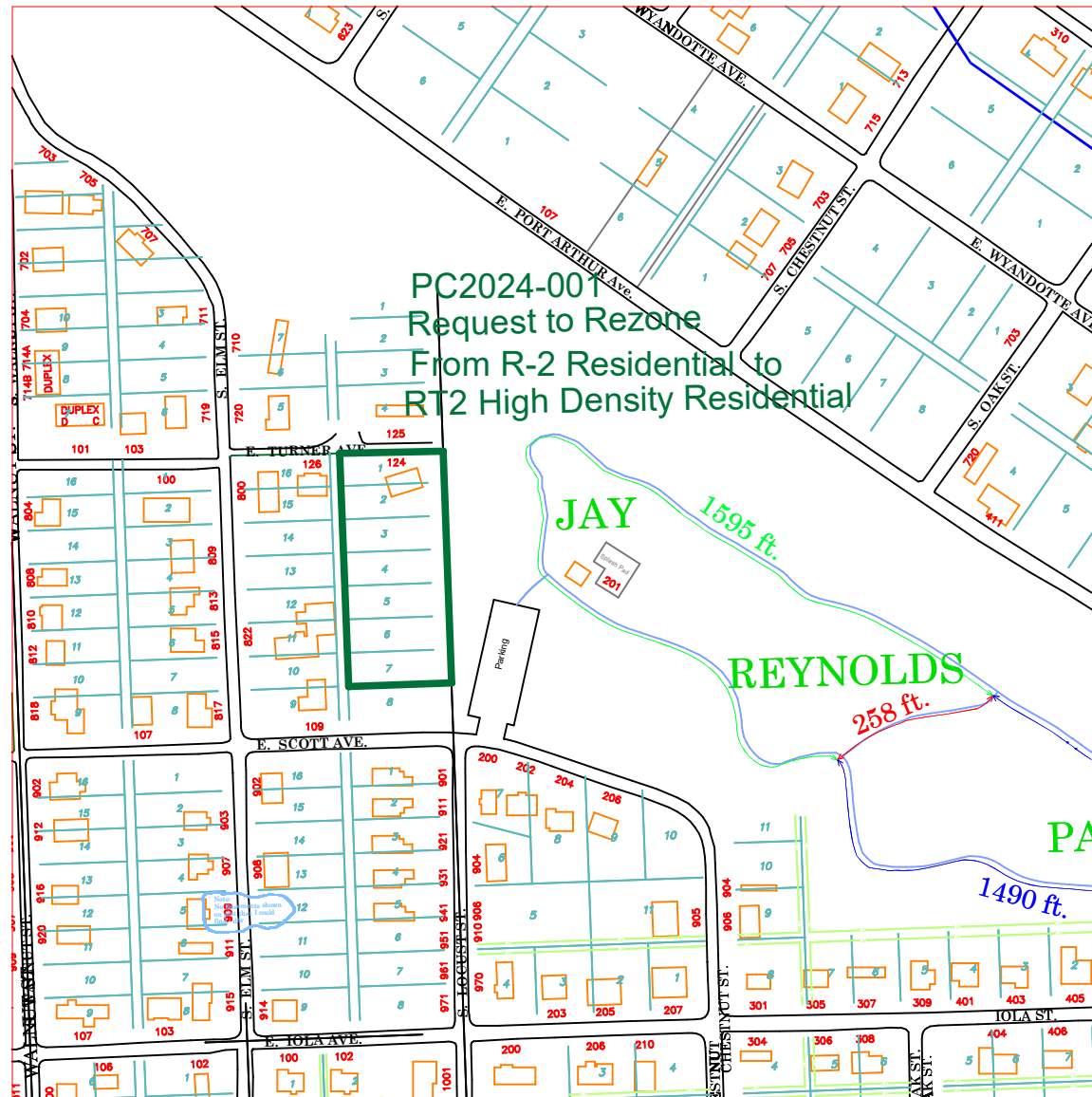
By: **JMBailey Properties, LLC**
Owner(s)

Or By: Josh Bailey, President
Agent

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

Bill To:

JMBailey Properties, LLC
404 Monarch Pass
Sallisaw, OK 74955



AGENDA ITEM COMMENTARY

Meeting Date: February 6, 2024
Board: Sallisaw Planning Commission
Subject: Property layout approval for multi-unit development requested by Josh Bailey of JMBailey Properties, LLC

ITEM TITLE: Discuss, consider, and take possible action on the property layout of the High Density District multi-unit development of Lots 1,2,3,4,5,6 & 7, Block 15 Fairview Addition, owned by JMBailey Properties, LLC.

INITIATOR: Josh Bailey, President JMBailey Properties, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: JMBailey Properties, LLC is requesting approval for a multi-unit development property layout which consists of 20 units on seven lots with a common parking area facing East Turner Avenue.

EXHIBITS: 1. Bailey layout new

KEY ISSUES: The property layout needs sufficient parking for the number of units. One parking space is required for the residence and one visitor space is required.

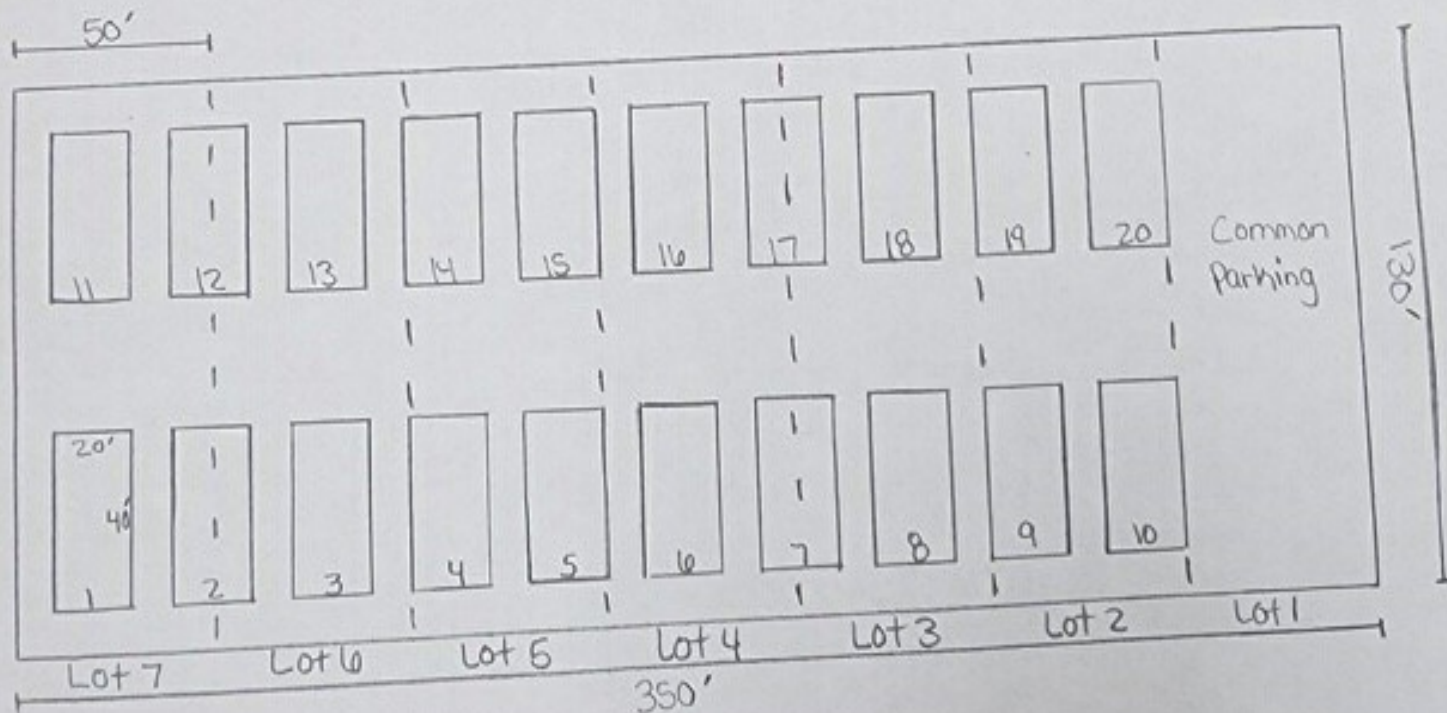
FUNDING SOURCE: N/A

RECOMMENDATION: Parking issues will need to be addressed.

$\frac{1}{4}" = 10'$ (1 Block)

10' between houses and property line.
10' between each house
30' down center

Turner Ave.



AGENDA ITEM COMMENTARY

Meeting Date: February 6, 2024
Board: Sallisaw Planning Commission
Subject: Preliminary Plat Presentation of QuikTrip No. 7017 by QuikTrip Corporation

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2024-002; Preliminary Plat presentation of QuikTrip No. 7017, an addition to the City of Sallisaw by QuikTrip Corporation.

INITIATOR: AAB Engineering, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: AAB Engineering, agent for QuikTrip Corporation, will present a preliminary plat of QuikTrip No. 7017, an addition to the City of Sallisaw, for consideration and approval. The property is located at 1504 W. Lenington. The intent is to construct a commercial convenience store.

EXHIBITS: 1. PC2024-002 Application
2. PC2024-002 Preliminary Plat

KEY ISSUES: None

FUNDING SOURCE: None

RECOMMENDATION: Approval

CASE # _____

PLANNING COMMISSION

APPLICATION FOR PLAT APPROVAL

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

General Location 1504 West Lexington Road Sallisaw OK
(Street Address, Legal Description and Acreage: Attach additional sheets if necessary)

Present Use of Property Vacant

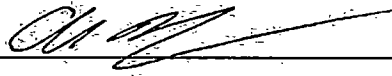
Proposed Use of Property Commercial Convenience Store

Record Owner of Property QuikTrip Corporation

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,
☐ agent for, _____ ☒ other Engineer

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  Address PO Box 2136
Phone 918-514-4283 Sand Springs, OK 74063

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Chris Carter Date: 1-16-24

Present Zoning C-4

Fee Receipt: _____ Requested: QuikTrip Corp.

PC Action: _____ Date: _____

City Action: _____ Date: _____

Ordinance No.: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, BEING THE OWNER/DEVELOPER OF THE FEE SIMPLE AND TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SEQUOYAH, STATE OF OKLAHOMA, TO-WIT:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP ELEVEN (11) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN MERIDIAN, SEQUOYAH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION SEVEN (7); THENCE SOUTH 01°44'07" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1322.09 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NE/4 NW/4); THENCE SOUTH 87°55'42" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 68.81 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 59 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°55'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 469.91 FEET; THENCE NORTH 01°51'08" WEST, A DISTANCE OF 584.09 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. INTERSTATE 40; THENCE ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.40 FEET, A CHORD BEARING OF SOUTH 57°49'10" EAST, A CHORD DISTANCE OF 231.50 FEET, AND A CURVE DISTANCE OF 231.77 FEET; THENCE SOUTH 52°53'08" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 184.57 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING OF SOUTH 62°49'50" EAST, A CHORD DISTANCE OF 77.97 FEET, AND A CURVE DISTANCE OF 78.22 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 314.66 FEET, A CHORD BEARING OF SOUTH 79°03'40" EAST, A CHORD DISTANCE OF 68.59 FEET, AND A CURVE DISTANCE OF 69.13 FEET; THENCE SOUTH 01°40'09" EAST, A DISTANCE OF 283.56 FEET TO THE POINT OF BEGINNING. CONTAINING 197,981 SQUARE FEET OR 4.55 ACRES AND INCLUDING ALL OF 59 SOUTH ADDITION, (TO BE VACATED), AN ADDITION TO THE CITY OF SALLISAW, SEQUOYAH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) BEING SOUTH 01°44'07" EAST.

HAVE CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED AND HAVE CAUSED THE SAME TO BE NAMED AND DESIGNATED "QUIKTRIP NO. 7017", AN ADDITION TO THE CITY OF SALLISAW, OKLAHOMA. I/WE HEREBY DEDICATE TO THE CITY OF SALLISAW, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS AND STREETS AS SHOWN ON THIS PLAT AND DO HEREBY GUARANTEE CLEAR TITLE TO ALL LAND THAT IS DEDICATED FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ENTIRE TRACT.

KELLI OSTMEYER
(VICE PRESIDENT)
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH

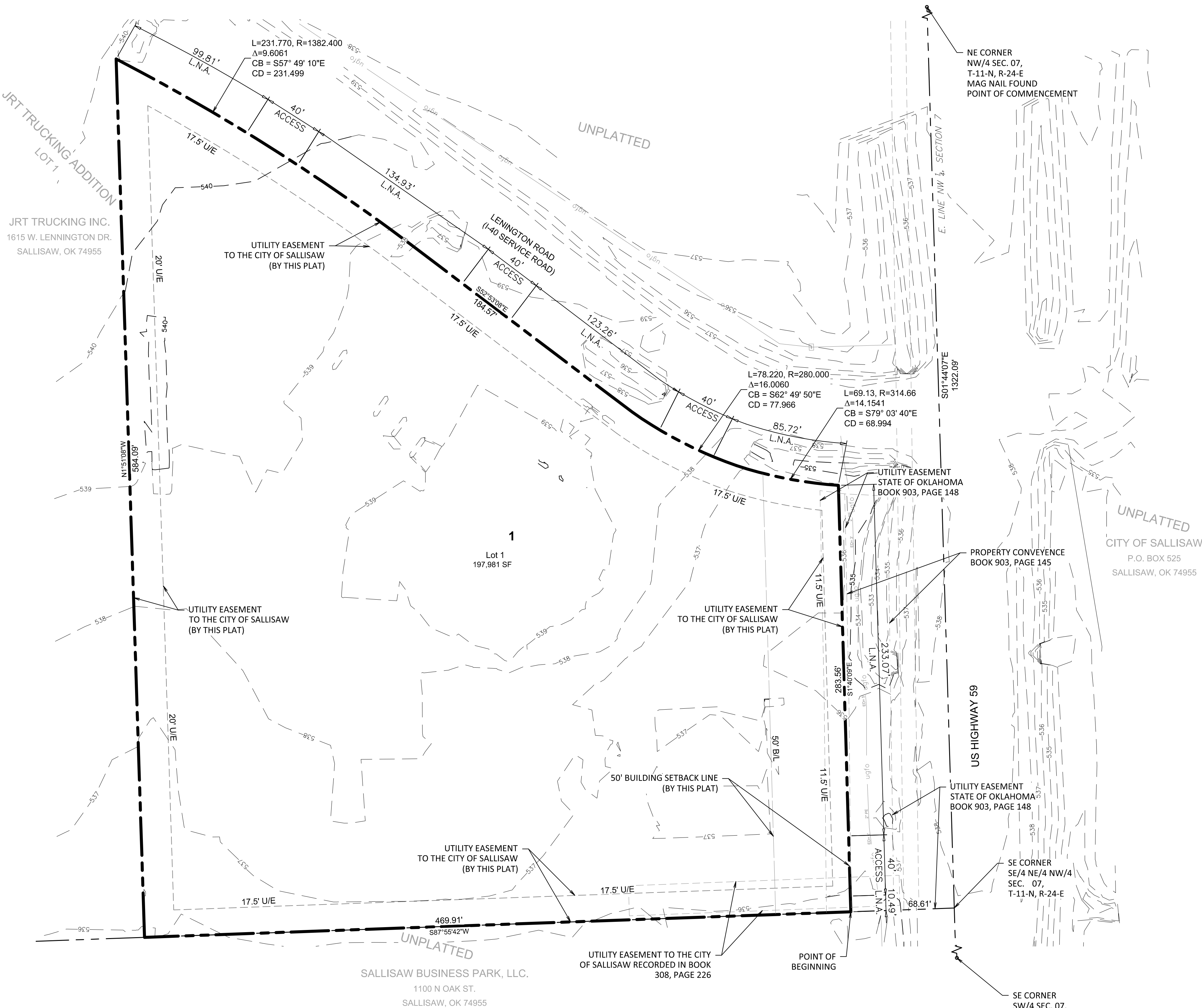
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME AS HIS/HER/THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY

MY COMMISSION EXPIRES:

(SEAL)



PRELIMINARY PLAT QUIKTRIP NO. 7017

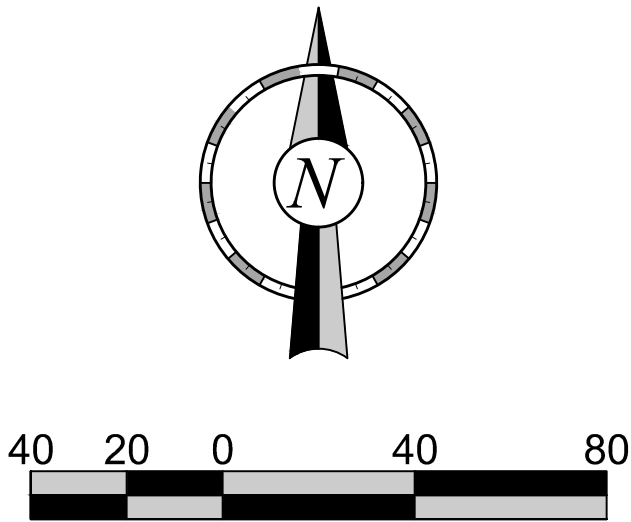
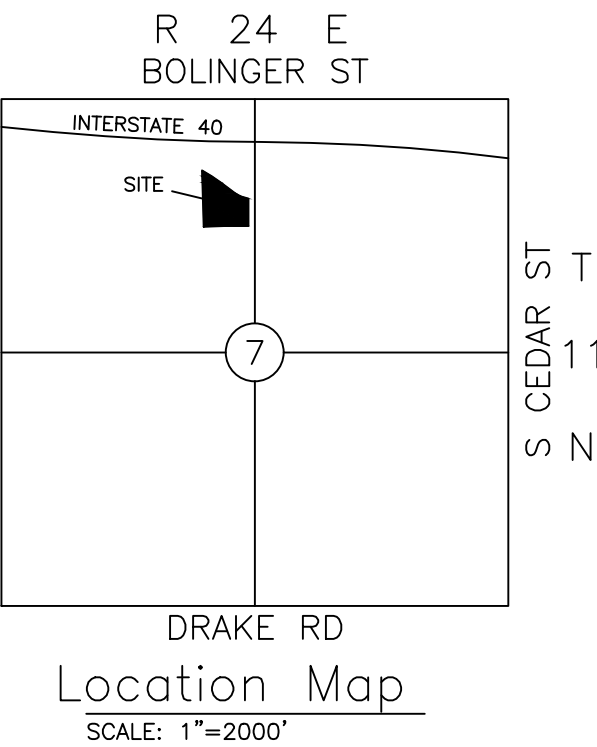
AN ADDITION TO THE CITY OF SALLISAW, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP ELEVEN (11) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN MERIDIAN, SEQUOYAH COUNTY, STATE OF OKLAHOMA

DATE: 10/24/2023

SCALE: 1"=40'

Owner:
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4705 S.129TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 615-7685
EMAIL: JMPOTTER@QUIKTRIP.COM
CONTACT: JOSH POTTER

Engineer/Surveyor:
AAB Engineering, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. 06/30/2022
P.O. BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN



SURVEYOR'S CERTIFICATE

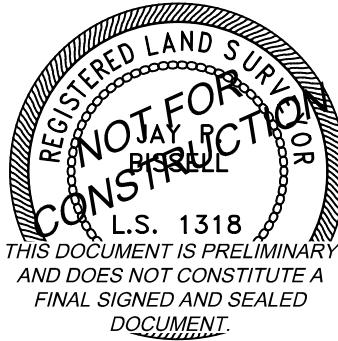
I, JAY P. BISSELL, R.L.S., A COMPETENT SURVEYOR AND A REGISTERED LAND SURVEYOR UNDER REGISTRATION NO. 1318, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND STAKED THE PROPERTY LOCATED ON A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP ELEVEN (11) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN MERIDIAN, SEQUOYAH COUNTY, STATE OF OKLAHOMA, AS DESCRIBED ON THE PLAT AND THAT IRON PINS HAVE BEEN PLACED AT ALL PROPERTY CORNERS AND THAT THE DESCRIBED PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

CERTIFICATE OF AUTHORIZATION: #6318; EXPIRES 06-30-2024

WITNESS MY HAND THIS THE _____ DAY OF _____, 2024.

JAY P. BISSELL, R.L.S.

STATE OF OKLAHOMA
COUNTY OF TULSA

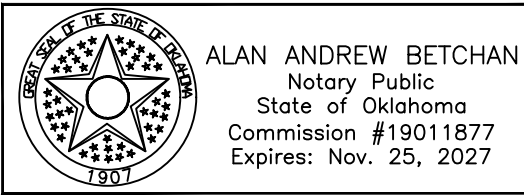


BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED SURVEYORS NAME, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY

MY COMMISSION EXPIRES:



APPROVAL OF PLAT

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SALLISAW, OKLAHOMA HEREBY APPROVE THIS PLAT OF "QUIKTRIP NO. 7017", AN ADDITION TO THE CITY OF SALLISAW, OKLAHOMA, AND ACCEPTS THE EASEMENTS SHOWN THEREIN.

DATED THIS _____ DAY OF _____, 2024.

CITY OF SALLISAW, OK

MAYOR

ATTEST:

CITY CLERK

(SEAL)

THE PLANNING COMMISSION OF THE CITY OF SALLISAW, OKLAHOMA RECOMMENDS APPROVAL OF PLAT "QUIKTRIP NO. 7017", AN ADDITION TO THE CITY OF SALLISAW, OKLAHOMA AND THE EASEMENTS AS SHOWN THEREIN.

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN

SECRETARY

TREASURER'S CERTIFICATE

I, ANGELA GIST, TREASURER OF SEQUOYAH COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY HEREON PLATTED AND DESCRIBED HAVE BEEN PAID OR CASH BOND PLACED TO SECURE THE SAME.

DATED THE _____ DAY OF _____, 2024.

COUNTY TREASURER

NOTES:

HIGHWAY RIGHT-OF-WAY INFORMATION FROM ODOT.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) BEING SOUTH 01°44'07" EAST.

BENCHMARK:
CHISELED "X" SET APPROXIMATELY 1038' NORTH AND 58' EAST OF THE NORTHEAST PROPERTY CORNER.
ELEVATION=546.85' (NAVD 88)
NORTHING=179,073.5560', EASTING=2,919,863.9110'