

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

March 5, 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. Discussion and possible action of the minutes of the regular meeting of February 6, 2024.**
- 4. Discussion and possible action to elect a Vice 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. Adjourn**

Posted: FEBRUARY 29, 2024

Time: 2:15 PM

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 6, 2024

The Sallisaw Planning Commission met in a regular meeting on February 6, 2024, 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 February 1, 2024, at 2:15 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown,	Vice-Chair
	Crystal Sides,	Secretary
	Ronnie Woodward,	Member
	Scott Looper,	Member
	Matt Duke,	Member
	Brady Bauer,	Member
	Reece Bush,	Member

Members absent: None

Staff present:	Keith Miller,	Building Development Director
	Chris Carter,	Senior Code Inspector
	Lisa Gabbert,	Recording Secretary
	Christian Sizemore,	Network Manager

Others present: Alan Betchan with AAB Engineering

Meeting Called to Order

Meeting was called to order at 5:32 p.m.

Declaration of a Quorum

A quorum was declared.

Minutes of Regular Meeting of November 7, 2023

Motion was made by Looper, seconded by Busch for the minutes to be accepted as presented.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0

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

Motion was made by Sides, seconded by Looper to elect Tim Brown as Chairman.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0.

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.

Josh Bailey, President of JMBailey Properties, LLC, requested the property located at Turner Ave. and also adjoining the city property on the West end of Jay Reynolds Park, to be rezoned from residence district (R-2) to high density housing (RT-2). Carter informed the board JMBailey Properties is wanting to build multiple tiny homes on the property. With the layout of the homes presented, the parking was not to code and the board had concerns on how the homes and parking would be set up and presented in conjunction with Turner Avenue and the city's Jay Reynolds Park. Brown said there was a lot of unknowns and asked if the city would be willing to contact JMBailey Properties to come and answer any questions the board has.

Motion was made by Busch, seconded by Woodward, to table the item until next meeting and invite JMBailey Properties for more information.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0.

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.

Brown stated that due to the prior item discussion, the property layout would need to be tabled to the next meeting.

Motion was made by Looper, seconded by Sides, to table the property layout for the next meeting.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0.

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.

Carter told the board there are two existing structures on the property with one of the structures being already in a platted subdivision, and the city attorney said there would be an instrument to

vacate that existing plat, so it can be moved on to the one QuikTrip plat. Carter said there are no issues and utilities are available.

Motion was made by Busch, seconded by Bauer to accept the QuikTrip No. 7017 preliminary plat.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0.

Adjourn

Motion made by Looper, seconded by Busch to adjourn the meeting.

Vote: Brown aye, Sides aye, Woodward aye, Bauer aye, Duke aye, Looper aye, Busch aye.

Motion carried 7-0.

Meeting adjourned at 5:52 p.m.

Approved this _____ day of _____, _____.

Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: March 5, 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.

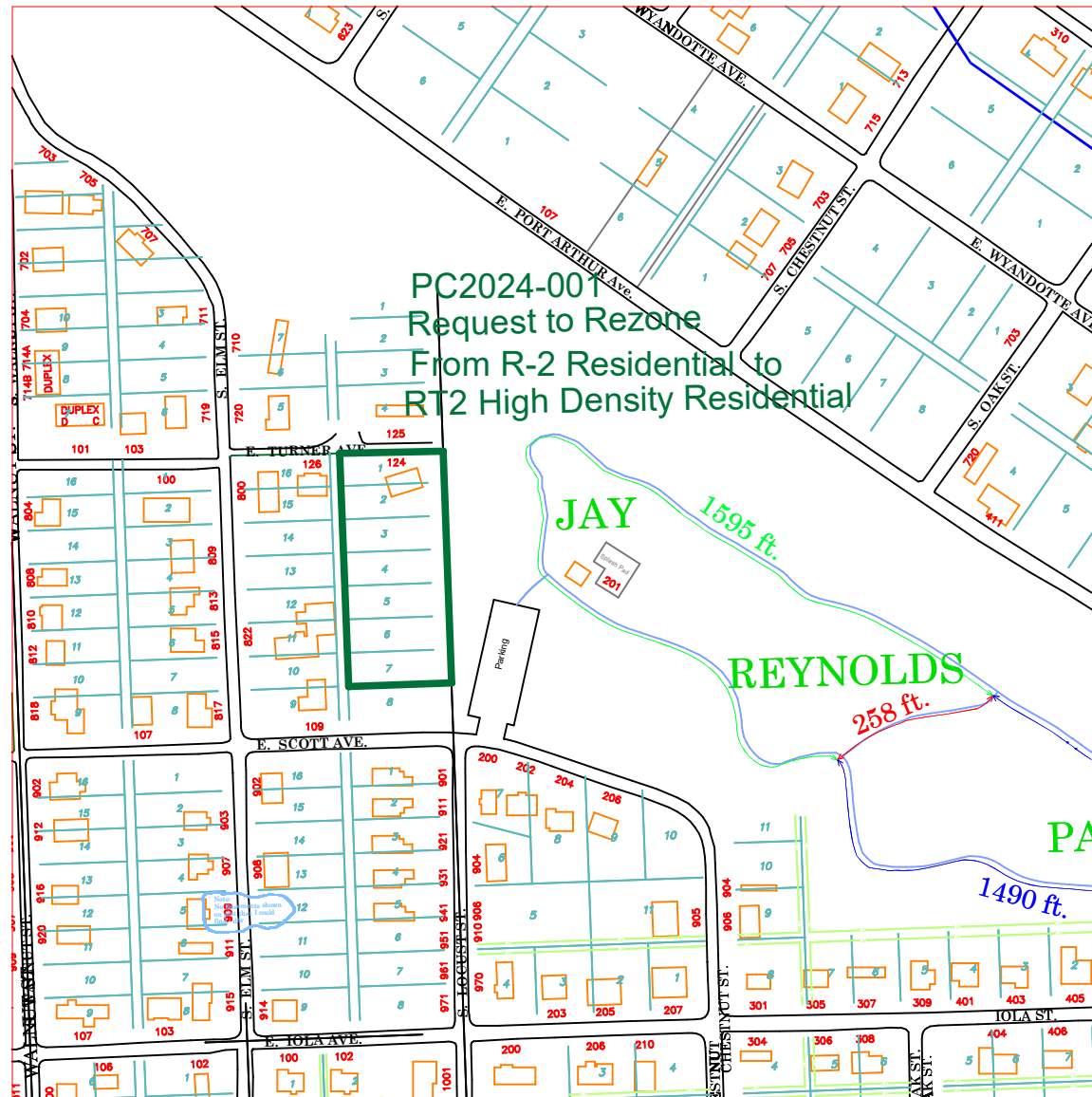
By: **JMBailey Properties, LLC**
Owner(s)

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: March 5, 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.

