

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

July 2, 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 on minutes of the special meeting of May 20, 2024**
- 4. Discuss, consider and take possible action on Case No. PC 2024-005; Wyman Dobbs & Michelle Dobbs rezoning request from Highway Commercial and Commercial Recreation District (C-4) to Office District (C-1).**
- 5. Discuss, consider, and take possible action on Case No. PC 2024-006; Preliminary Plat presentation of Netz Family Properties Lots 1 thru 4, an addition to the City of Sallisaw by CLN, LLC.**
- 6. Adjourn**

Posted: JUNE 27, 2024

Time: 2:15 P.M.

Lisa Gabbert

MINUTES
SALLISAW PLANNING COMMISSION
SPECIAL MEETING
MAY 20, 2024

The Sallisaw Planning Commission met in a special meeting on May 20, 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 May 14, 2024 at 3:00 p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown, Crystal Sides, Ronnie Woodward, Scott Looper, Brady Bauer, Reece Bush,	Chairman Secretary Member Member Member Member
Members absent:	Matt Duke	Member
Staff present:	Chris Carter, Lisa Gabbert	Senior Code Inspector Recording Secretary
Others present:	Lynn Adams-Sequoyah County Times Jeff Holmes-Mickle Griffin	

Meeting called to order

Meeting was called to order at 5:30 p.m.

Declaration of a quorum

A quorum was declared.

Discussion and possible action of the minutes of the regular meeting of March 5, 2024

Motion was made by Looper, seconded by Bauer to accept the minutes of the regular meeting of March 5, 2024 as presented.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Woodward aye, Bush aye. Motion carried 6-

0.

Discussion and possible action to elect a Vice Chairman

Motion was made by Bush, seconded by Sides to elect Scott Looper as Vice Chairman.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Woodward aye, Bush aye. Motion carried 6-0.

Discuss, consider, and take possible action on Case No. PC 2024-003; Preliminary plat presentation of Eastgate Shopping Center Lots 1 and 2, by Rhino Holdings Sallisaw, LLC

Carter said the Eastgate Shopping Center property has never been platted, and it did not meet setbacks or parking requirements when it was first built. Carter went on to say parking has never been a problem and the setback requirements can't be fixed, but the owners have done everything to meet the requirements that were put forth, so the plat can be accepted the way it is.

Motion made by Bauer, seconded by Woodward to accept the preliminary plat of Eastgate Shopping Center Lots 1 and 2 by Rhino Holdings, LLC.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Woodward aye, Bush aye. Motion carried 6-0.

Discuss, consider, and take possible action on Case No. PC 2024-004; Preliminary plat presentation of Osiyo Addition, by Millison Casting Technology, LLC

Carter told the board the whole property was not platted, and the preliminary plat presented would need updates and replatted if approved, as the plat was for the sale of the property to meet contractual agreements. Carter also said the new owners are fine with the updates and replat, and this would be an opportunity for job growth from expansion.

Motion made by Looper, seconded by Bush to approve the preliminary plat of Osiyo Addition by Millison Casting Technology, LLC.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Woodward aye, Bush aye. Motion carried 6-0.

Adjourn

Motion made by Bauer, seconded by Bush to adjourn.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Woodward aye, Bush aye. Motion carried 6-0.

Meeting adjourned at 5:38 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: July 2, 2024
Board: Sallisaw Planning Commission
Subject: Rezoning

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2024-005; Wyman Dobbs & Michelle Dobbs rezoning request from Highway Commercial and Commercial Recreation District (C-4) to Office District (C-1).

INITIATOR: Wyman Dobbs

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Wyman Dobbs is requesting a rezoning from Highway Commercial and Commercial Recreation District (C-4) to Office District (C-1). The property is located at and to the west of 603 W Cherokee. The request for the C-1 zoning would allow new construction to be within setback requirements.

EXHIBITS:

1. PC2024-005 Notice of Hearing
2. PC2024-005 Newspaper
3. PC2024-005 Notification of Meeting

KEY ISSUES: None.

FUNDING SOURCE: None.

RECOMMENDATION: Approval.

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 and 5 in Block 111 in the Bruton Addition to the City of Sallisaw, Sequoyah County, Oklahoma.
Less Public Road Rights of Way and subject to Easements of Record.

has filed with the Sallisaw Planning Commission a written application # **PC 2024-005** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from Highway Commercial and Commercial Recreation District (C-4) to Office District (C-1).**

The undersigned will present said application to the Sallisaw Planning Commission on **July 2, 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 12th day of June, 2024.

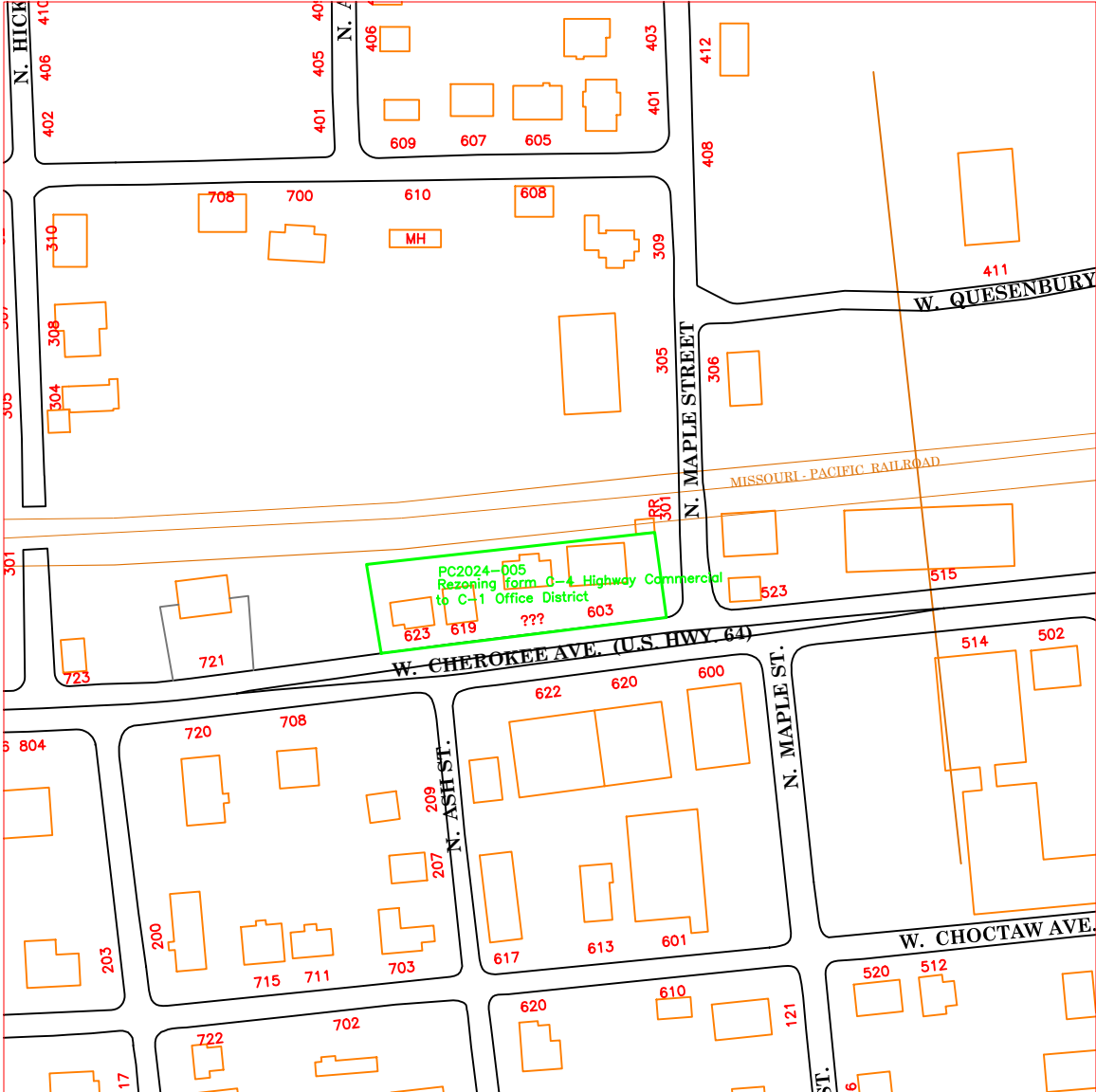
By: **Wyman Dobbs & Michelle Dobbs**
Owner(s)

Or By: _____
Agent

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

Bill To:

**Wyman Dobbs
603 W. Cherokee
Sallisaw, OK 74955**



115 East Choctaw
PO Box 525
Sallisaw, OK 74955



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

June 12, 2024

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, July 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

AGENDA ITEM COMMENTARY

Meeting Date: July 2, 2024
Board: Sallisaw Planning Commission
Subject: Preliminary Plat Presentation of Netz Family Properties, LLC

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2024-006; Preliminary Plat presentation of Netz Family Properties Lots 1 thru 4, an addition to the City of Sallisaw by CLN, LLC.

INITIATOR: Mickle Griffin, LLC

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Jackson Goodwin with Mickle Griffin, LLC, agent for CLN, LLC, will present a preliminary plat of Netz Family Properties, Lots 1 thru 4, an addition to the City of Sallisaw, for consideration and approval. The property is located on the East side of Kerr Blvd between Tathum and 59th Terrace. The intent is to have potential commercial development lots for sale.

EXHIBITS: 1. PC Request for Preliminary Plat
2. PC2024-006 CLN, LLC Plat

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

Netz Family Properties, Lots 1 thru 4

General Location 602 South Kerr. Blvd. Sallisaw, OK 74955
(Street Address)

Present Use of Property Vacant - A-1 and C-4

Proposed Use of Property c-4 Commercial development and potential future commercial/ residential development

Record Owner of Property CLN, LLC

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

☒ agent for, CLN, LLC ☐ other _____

Are there any Private or Deed Restrictions controlling the use of this property? None known

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

Signed _____ Address Mickle Griffin, LLC

Phone 479-649-8484 3434 Country Club Ave.

Fort Smith, AR 72903

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.: _____

Page 11 of 1