

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

April 7, 2020

5:30 P.M.

**Wheeler Event Center
103 N. Wheeler Ave
Sallisaw**

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 February 4, 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. Discussion and possible action concerning conducting a traffic study on Maple Street**
- 7. Adjourn**

Posted: March 31, 2020

Time: 4:20 p.m.

Kim Jamison

SALLISAW PLANNING COMMISSION

REGULAR MEETING

FEBRUARY 4, 2020

MINUTES

The Sallisaw Planning Commission met in a regular meeting on February 4, 2020, in the council chambers, located at 111 North Elm, Sallisaw. Notice of the meeting was given by posting at city hall on January 30, 2020, at 2:10 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	Tim Brown	

MEMEBERS ABSENT:	Amanda Sullivan	Matt Duke
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OTHERS PRESENT:	Bob Dority	Martha Dority	Mary Baker
	Ernie Martens		

STAFF PRESENT:	Keith Miller	Kim Jamison
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Meeting was called to order at 5:30 p.m. and a Quorum was declared present.

MINUTES

The minutes of regular meeting of January 7, 2020, were presented for approval. Motion was made by Brown, seconded by Looper, for approval of minutes as presented. Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye, Brown aye. Motion carried 5-0.

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 Calvin H. Pilkington Revocable Living Trust

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

Motion was made by Woodward, seconded by Looper, to strike the preliminary plat (legal was incorrect). Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye, Brown aye. Motion carried 5-0.

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

Kelly Osburn, agent for Calvin H. Pilkington Revocable Living Trust; requested the property located in the 200 Block of West Taylor Drive be rezoned from agriculture (A-1) to residential (R-1). The intent is to construct multiple single-family dwellings.

Motion was made by Brown, seconded by Looper, for approval of rezoning from agriculture (A-1) to residential (R-2). Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye, Brown aye. Motion carried 5-0.

Motion was made by Looper, seconded by Brown, to adjourn the meeting there being no further business.
Vote: Woodward aye, Velasquez aye, Looper aye, Freeman aye, Brown aye. Motion carried 5-0. Meeting ended at 5:56 p.m.

APPROVED this 7th day of April, 2020

Chairman, Sallisaw Planning Commission

ATTEST:

Secretary

AGENDA ITEM COMMENTARY

Meeting Date: April 7, 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. Application for Plat Approval
2. MARCH 12 EMAIL Forest Ridge Pre SUB (002) Model (1)

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

FUNDING SOURCE: None

RECOMMENDATION: N/A

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.: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That The Calvin H Pilkington Revocable Living Trust being the sole owner of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

A 8.25 acre parcel of land, more or less, being situated in a part of the NE 1/4 NW 1/4 NW 1/4 and a part of the NW 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 S00°09'12"E 232.70 feet; thence N89°50'48"E 181.83 feet; thence along a curve to the right having a radius of 50.00 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 the south line thereof 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.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "Forest Ridge", an addition to the City of Sallisaw, Oklahoma. I 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.

Executor

STATE OF OKLAHOMA
SS

COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2020, personally appeared Reese Pilkington, to me _____, day of _____, 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:

(SEAL)

SURVEYOR'S CERTIFICATE

I, Kelly Osburn, Oklahoma Registered Professional Land Surveyor, No. 1628, do hereby certify that I have personally surveyed and platted the within and foregoing instrument and that the same is a true and correct representation of the land and interests therein and that the same is a true representation of said survey. This survey meets the requirements of the Oklahoma Minimum Standards.

Certificate of Authorization: #5391, Expires 6–30–2021

Witness my hand this the _____ day of _____, 2020.

Kelly Osburn, P.L.S. 1628

STATE OF OKLAHOMA
COUNTY OF SEQUOYAH SS

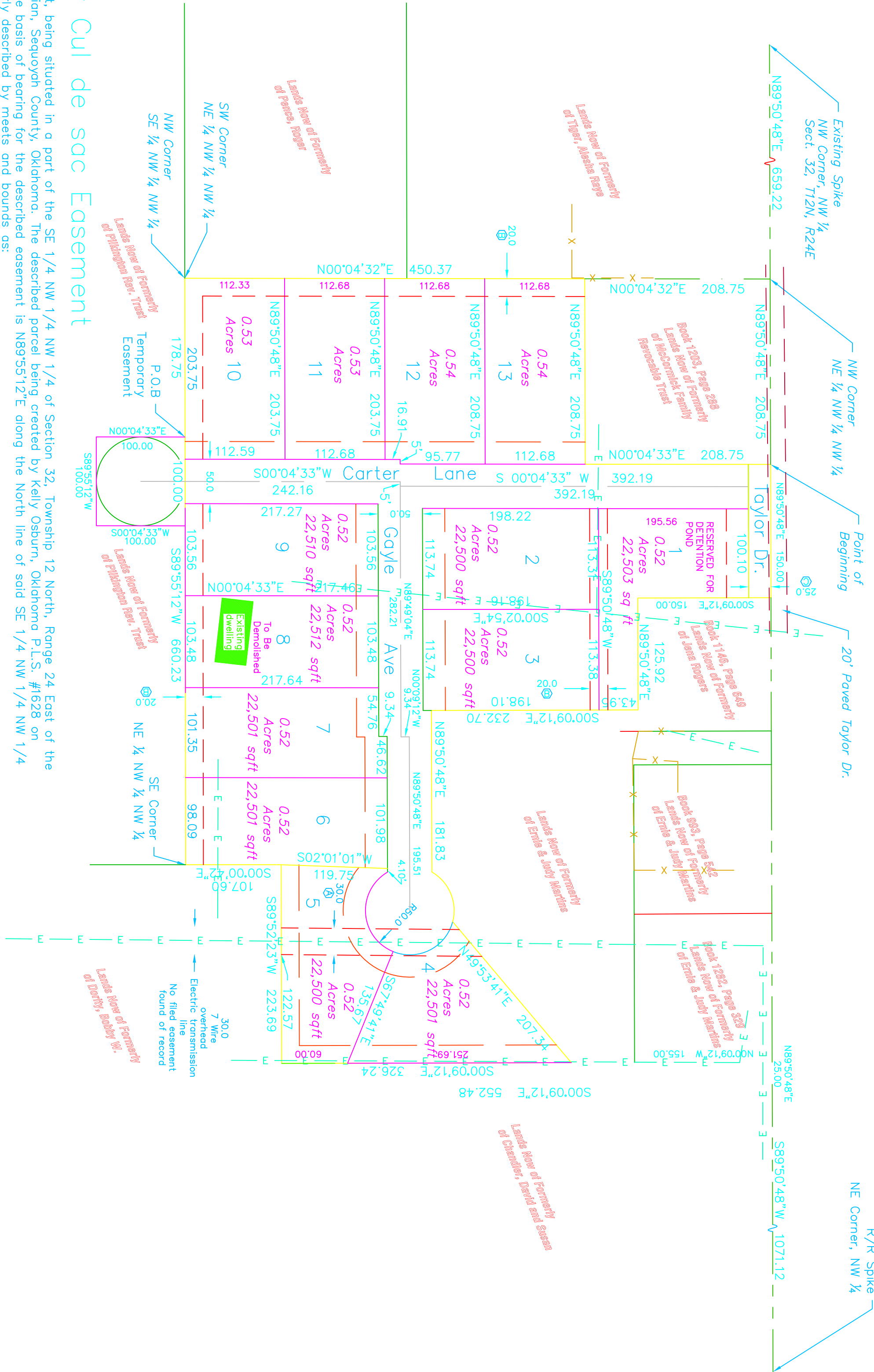
Notary

My Commission Expires:

(SEAL)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2020, personally appeared Kelly Osburn, to me _____, day of _____, 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.



Temporary Cul de sac Easement

A temporary easement, being situated in a part of the SE 1/4 NW 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 December 3, 2019. The basis of bearing for the described easement is N89°55'12"E along the North line of said SE 1/4 NW 1/4 NW 1/4 and is more particularly described by meets and bounds as:

Commencing at the NW Corner of said SE 1/4 NW 1/4 NW 1/4, thence along the North line thereof N89°55'12"E 178.75 feet to the point of beginning; thence continuing N89°55'12"E 100.00 feet; thence S89°55'12"W 100.00 feet; thence S00°04'33"W 100.00 feet; thence N00°04'33"E 100.00 feet to the point of beginning.

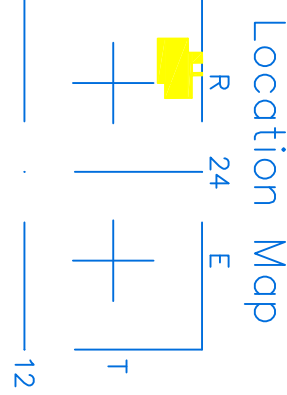
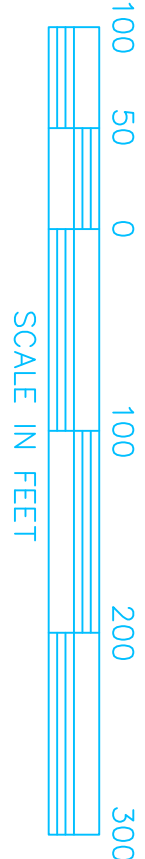
It is the intent of all parties associates herewith that the above-described temporary easement shall be limited in time and shall terminate when development of future phases begin on that property that lies adjacent to and South of Lots 9 and 10 and Carter Lane of Forest Ridge.

Preliminary Forest Ridge

An addition to the City of Sallisaw, being a part of the NE 1/4 NW 1/4 NW 1/4 and a part of the NW 1/4 NE 1/4 NW 1/4 of Section 32, Township 12 North, Range 24 East, Sequoyah County, Oklahoma.

Date: 02–2020 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



APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "Forest Ridge", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this _____ day of _____, 2020.

CITY OF SALLISAW

MAYOR

ATTEST:

CITY CLERK

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma, recommends approval of this plat of "Forest Ridge", an addition to the City of Sallisaw, Oklahoma, and the easements as shown therein, on this _____ day of _____, 2020.

Chairman of the Board

Attest:

Secretary

TREASURER'S CERTIFICATE

I, Angelo Gist, as 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 _____, 2020.

COUNTY TREASURER

NOTES:

A title search for easements affecting this property has been completed (Invoice # 2019–0840) and all easements reported are shown. Any easements affecting this property which are not part of the record and brought forth by the aforementioned title search but may exist by means of unfiled or prescriptive rights prior to the filing of this plat have not been shown.

The Section line passing through this plot is subject to a 33.0' statutory right-of-way (16.5' on each side) as created by Volume 32, U.S. Statutes at Large, Page 722.

Basis of Bearing is N89°50'48"E along the North line of the NW 1/4 of Section 32, T12N, R24E.

All Lot measurements are to Lot Corners.

All dimensions along curves are arc-length distances.

All applicable zoning ordinances shall be governed and enforced by the City of Sallisaw. All Building Set Backs, Lot Restrictions and Lot Usage shall comply with the applicable zoning ordinance for which the deed of dedication is currently zoned.

Lot 1 will be reserved for a storm water detention pond. The maintenance of said detention pond shall be the responsibility of the owner(s).

Easements and Dedications per this Plat.

- Ⓐ 30.00 feet Utility Easement.
- Ⓑ 20.00 feet Utility Easement.
- Ⓒ 25.00 feet road dedication for Taylor Drive.



AGENDA ITEM COMMENTARY

Meeting Date: April 7, 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(revised)

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 _____

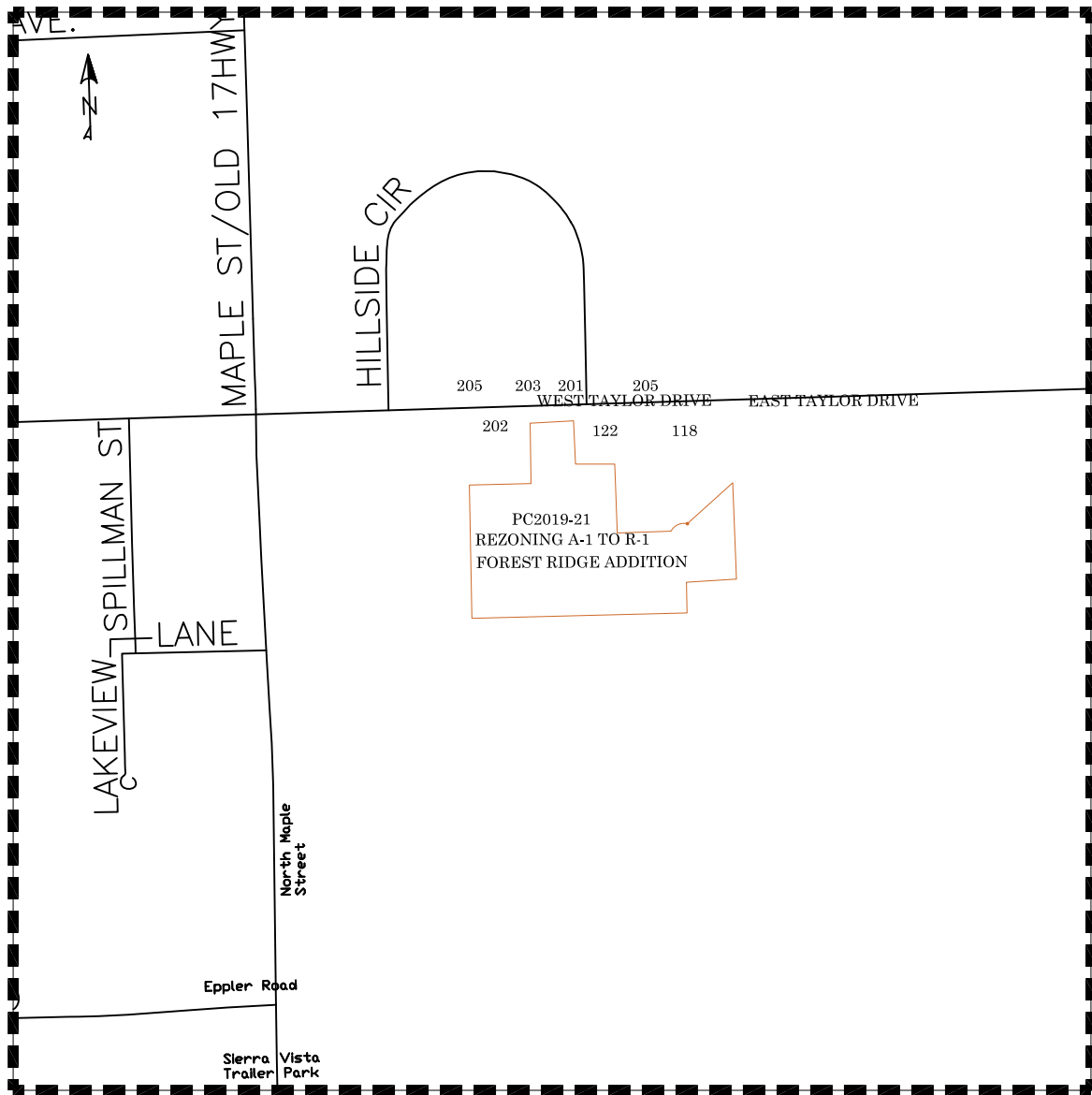
Application No.: _____ Requested: _____

Fee Receipt: _____ P.C Date: _____

City Council: _____

Date: _____

Ordinance No.: _____



NOTICE OF PUBLIC HEARING **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:**

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 NE 1/4 NW 1/4 NW 1/4 and a part of the NW 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 S00°09'12"E 232.70 feet; thence N89°50'48"E 181.83 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 **April 7, 2020**, at **103 North Wheeler, 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. Revised notice is published this 1st day of April, 2020.

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

or By: **Kelly Osburn**
Agent

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

Bill To:

CITY OF SALLISAW - 80651
PO BOX 525
SALLISAW OK 74955
918-775-6541