

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

November 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; Minutes of the regular meeting of October 1, 2024.**
- 4. Discuss, consider and take possible action on Case No. PC 2024-008; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.**
- 5. Discuss, consider and take possible action on special permitting processes for allowing in-home businesses.**
- 6. Adjourn**

Posted: OCTOBER 31, 2024

Time: 3:15 PM

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

OCTOBER 1, 2024

The Sallisaw Planning Commission met in a regular meeting on October 1, 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 September 26, 2024 at 10:00 a.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown Scott Looper Matt Duke Reece Bush Beko Rivera	Chairman Vice Chairman Member Member Member
Members absent:	Crystal Sides Brady Bauer	Secretary Member
Staff present:	Keith Miller Chris Carter Lisa Gabbert Ben Spyres Skylar Fullbright	Building Development Director Senior Code Inspector Recording Secretary IT-Computer Technician Grant Specialist
Others present:	Paula Haraway Jade Tullis and Others	

Meeting called to order

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

Declaration of a quorum

A quorum was declared.

Discussion and possible action; Minutes of the regular meeting of August 6, 2024.

Motion made by Looper, seconded by Bush to accept the minutes from the regular meeting of August 6, 2024 as presented.

Vote: Brown aye, Looper aye, Bush aye, Rivera aye. Motion carried 4-0.

Discuss, consider, and take possible action; 2025 regular meeting dates

Motion made by Bush, seconded by Looper, to accept the 2025 regular meeting dates scheduled for the first Tuesday of the month at 5:30p.m.

Vote: Brown aye, Looper aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

Discuss, consider and take possible action on special permitting processes for allowing in-home businesses.

Building development staff handed out specific use permit examples and asked staff to research and decide what steps they would like to include in the in-home business permits.

Motion was made by Bush, seconded by Duke to table special permitting processes for allowing in-home businesses.

Vote: Brown aye, Looper aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

Adjourn

Motion was made by Looper, seconded by Rivera to adjourn.

Vote: Brown aye, Looper aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

Meeting ending at 5:44 p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: November 5, 2024
Board: Sallisaw Planning Commission
Subject: Rezone request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2024-008; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Brian Sinyard, Big Sky Investments.

INITIATOR: Daneo One, LLC

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Daneo One, LLC, agent for Brian Sinyard, Big Sky Properties, LLC, has requested a rezoning from One-Family Residence District (R-1) to Multi-Family Residence District (R-3). The property is located approximately 3/10 mile West of Kerr Blvd. on the North side of Drake Road. The intent is to build multifamily apartments.

EXHIBITS:

1. PC 2024-008 Notification of Meeting (1)
2. PC 2024-008 Notice of Hearing
3. PC2024-008 Newspaper Map

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION:

115 East Choctaw
PO Box 525
Sallisaw, OK 74955



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

October 16, 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, November 5, 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:**

A PART OF LOT 4 OF SECTION 7, TOWNSHIP 11 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 OCTOBER 4, 2019. THE BASIS OF BEARING FOR THE DESCRIBED PARCEL IS S89°43'50"W ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 7 AND IS MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID LOT 4; THENCE ALONG THE SOUTH LINE THEREOF N89°43'50"E 524.00 FEET TO THE POINT OF BEGINNING; N00°00'48"E 215.00 FEET; THENCE S89°43'50"W 189.00 FEET; THENCE N00°00'48"E 930.00 FEET; THENCE N89°43'50"E 17.00 FEET; THENCE N00°00'48 "E 175.58 FEET TO THE NORTH LINE OF SAID LOT4; THENCE ALONG SAID NORTH LINE N89°40'40"E 329.40 FEET; THENCE S00°00'48"W 175.88 FEET; THENCE S89°43'50"W 36.39 FEET; THENCE S00°00'48"W 980.00 FEET; THENCE S89°43'50"W 11.00 FEET; THENCE S00°00'48"W 165.00 FEET; THENCE S89°43'50"W 110.00 FEET TO THE POINT OF BEGINNING.

has filed with the Sallisaw Planning Commission a written application # **PC 2024-008** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from One-Family Residence (R-1) to Multi-Family Residence District (R-3).**

The undersigned will present said application to the Sallisaw Planning Commission on **November 5, 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 16th day of October, 2024.

By: **Brian Sinyard, Big Sky Investments**
Owner(s)

Or By: **Daneo One, LLC**
Agent

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

Bill To:
Tyler Choate
99855 Hwy 82
Vian, OK 74962
918-773-7127

