

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

March 4, 2025

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. Consider and take possible action on the minutes of regular meeting of February 4, 2025.**
- 4. Discuss, consider and take possible action on Case No. PC 2025-001; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Tyler Choate, Sallisaw Apartment Partners.**
- 5. Presentation by City of Sallisaw Grant Specialist Skylar Fullbright on proposed Complete Streets Ordinance**
- 6. Adjourn**

Posted: FEBRUARY 27, 2025

Time: 2:15 P.M.

Lisa Gabbert

MINUTES
SALLISAW PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 4, 2025

The Sallisaw Planning Commission met in a regular meeting on February 4, 2025, 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 January 29, 2025 at 1:15p.m.; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown Crystal Sides Brady Bauer Reece Bush Beko Rivera	Chairman Secretary Member Member Member
Members absent:	Scott Looper Matt Duke	Vice Chairman Member
Staff present:	Brian Heverly Keith Miller Chris Carter Lisa Gabbert Christian Sizemore Lewis Brown Vickie Wyman	City Manager Building Development Director Senior Code Inspector Recording Secretary Network Manager Sr Animal Welfare Officer Animal Welfare Officer
Others present:	Brad Hamilton Brandi Phillips Jerod Phillips Sarah Ridinger Michael Hogan and others present	

Meeting called to order

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

Declaration of a quorum

A quorum was declared present.

Discussion and possible action on minutes of regular meeting of January 7, 2025.

Motion made by Bauer, seconded by Rivera to accept the minutes of the regular meeting of January 7, 2025.

Vote: Brown aye, Sides aye, Bauer aye, Bush aye, Rivera aye. Motion carried 5-0.

Discuss, consider and take possible action on Case No. PC2024-013; rezoning request from Residence District (R-2) to Office District (C-1) by Brandi Phillips.

Motion was made by Sides, seconded by Bush to accept the rezoning request from Residence District (R-2) to Office District (C-1) by Brandi Phillips.

Vote: Brown aye, Sides aye, Bauer aye, Bush aye, Rivera aye. Motion carried 5-0.

Discussion on creation of rules for Planning Commission Board

Miller let the board know they are supposed to provide its own operation rules. Brown said rules could be pulled from code of ordinances and also cut and pasted from other cities, and the rules created could be used to avoid some of the development problems in the future that the city currently has. City Manager Heverly said he is hoping to get funding allocated for a Sallisaw 2045 concept, which could be changed or modified, but would help drive the planning commission and the city in development.

Adjourn

Motion was made by Bauer, seconded by Rivera to adjourn the meeting.

Vote: Brown aye, Sides aye, Bauer aye, Bush aye, Rivera aye. Motion carried 5-0.

Meeting adjourned at 5:58p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: March 4, 2025
Board: Sallisaw Planning Commission
Subject: Rezone request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Tyler Choate, Sallisaw Apartment Partners.

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2025-001; rezoning request from One-Family Residence District (R-1) to Multi-Family Residence District (R-3) by Tyler Choate, Sallisaw Apartment Partners.

INITIATOR: Tyler Choate

STAFF INFORMATION SOURCE: Building Development Staff

BACKGROUND: Tyler Choate, agent for Sallisaw Apartment Partners, 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 2025-001 Notification of Meeting
2. PC 2025-001 Notification of Hearing
3. PC2025-001 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

February 12, 2025

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, March 4, 2025**

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 in Section 7, Township 11 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma being more particularly described as follows:

Commencing at the SW Corner of said Lot 4; thence along the South line thereof N89°43'50"E ~~634.00~~ 655 Feet to the Point of Beginning; thence N00°00'48"E 165.00 Feet; thence N89°43'50"E 11.00 Feet; thence N00°00'48"E 980.00 Feet; thence N89°E 36.39 Feet; thence N00°00'48"E 175.88 Feet to the North line of Lot 4; thence along said North line N89°40'40"E 249.92 Feet; thence S19°41'03"E 688.36 Feet; thence S25°35'40"W 381.82 Feet; Thence S00°00'48"W 328.31 Feet to the South line of said Lot 4; thence along said South line S89°43'50"W ~~364.46~~ 343.46 Feet to the Point of Beginning.

The basis of bearing being the N89°43'50"E along the South line of the SW/4 of Section 7, Township 11 North, Range 24 East of the Indian Base and Meridian, Sequoyah County, Oklahoma.

has filed with the Sallisaw Planning Commission a written application # **PC 2025-001** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from One-Family Residence District (R-1) to Multi-Family Residence District (R-3)**.

The undersigned will present said application to the Sallisaw Planning Commission on **March 4, 2025**, 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 February, 2025.

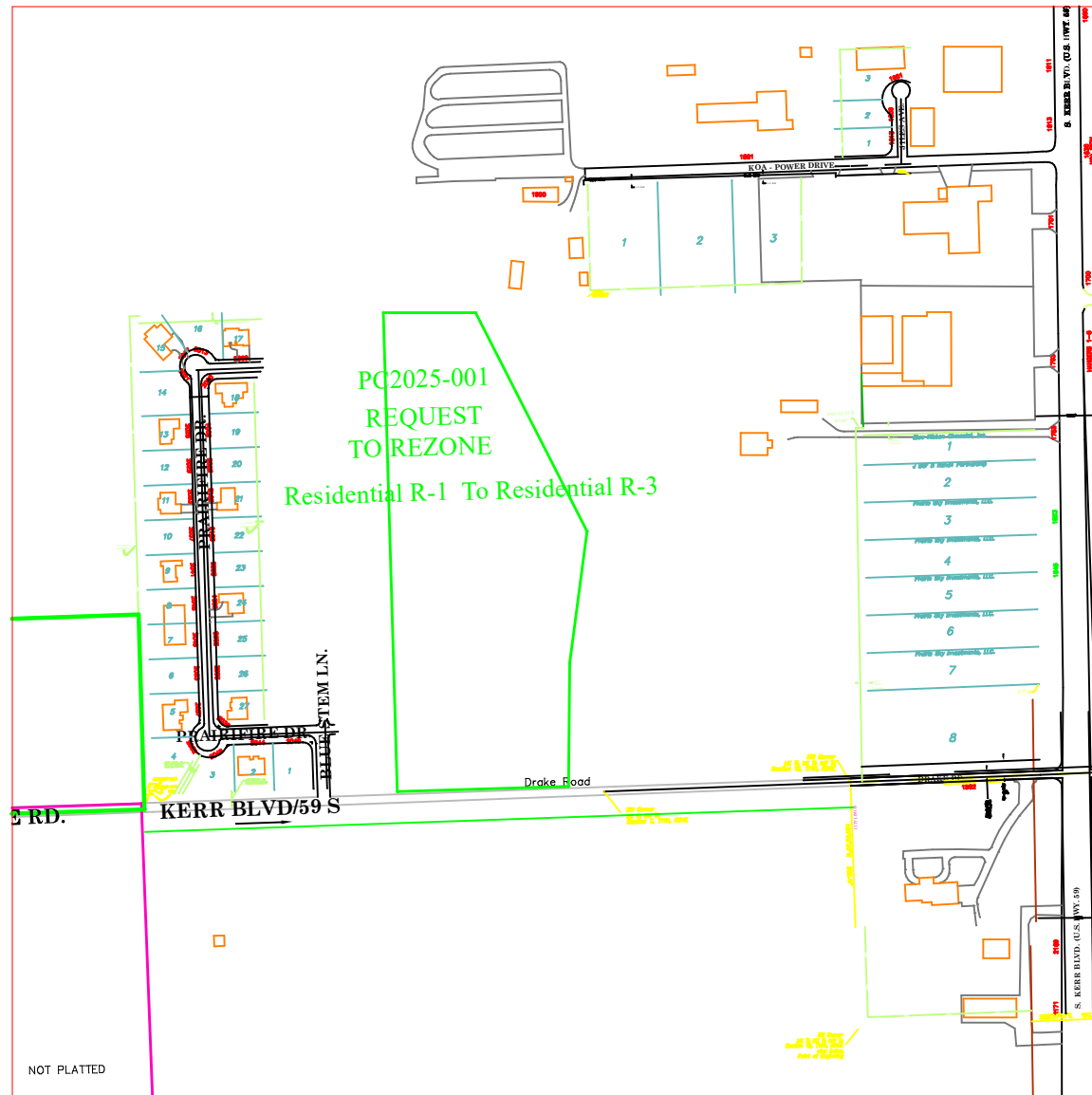
By: **Sallisaw Apartment Partners**
Owner(s)

Or By: **Tyler Choate**
Agent

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

Bill To:

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



AGENDA ITEM COMMENTARY

Meeting Date: March 4, 2025
Board: Sallisaw Planning Commission
Subject: Skylar Fullbright, Grant Specialist with the city, is presenting on the proposed Complete Streets Ordinance

ITEM TITLE: Presentation by City of Sallisaw Grant Specialist Skylar Fullbright on proposed Complete Streets Ordinance

INITIATOR: Skylar Fullbright, Grant Specialist

STAFF INFORMATION SOURCE: Grant Specialist Skylar Fullbright and Building Development Staff

BACKGROUND: Skylar Fullbright, Grant Specialist with the city, is presenting on the proposed Complete Streets Ordinance, which is an approach to having safe access when navigating streets for all modes of transportation and pedestrians.

EXHIBITS:

KEY ISSUES: N/A

FUNDING SOURCE: N/A

RECOMMENDATION: N/A