

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

April 1, 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 the regular meeting of March 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. Adjourn**

Posted: MARCH 28, 2025

Time: 3:30 PM

Lisa Gabbert

MINUTES

SALLISAW PLANNING COMMISSION

REGULAR MEETING

MARCH 4, 2025

The Sallisaw Planning Commission met in a regular meeting on March 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 February 27, 2025 at 2:15 pm; by posting on the city's website; and, by giving notice to the City Clerk.

Members present:	Tim Brown	Chairman
	Scott Looper	Vice Chairman
	Crystal Sides	Secretary
	Matt Duke	Member
	Brady Bauer	Member
	Reece Bush	Member
	Beko Rivera	Member
Members absent:	None	
Staff present:	Keith Miller	Building Development Director
	Chris Carter	Senior Code Inspector
	Lisa Gabbert	Recording Secretary
	Ben Spyres	Computer Technician
	Skylar Fullbright	Grant Specialist
	Jessica Robertson	Business Support Manager
	Brian Heverly	City Manager
Others present:	Kenny Moody	
	Tyler Choate	
	Greg Ruark	
	Rick Robbins	
	Derek Griffey	
	Jennifer Griffey	
	and Others	

Meeting called to order

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

Declaration of a quorum

A quorum was declared.

Consider and take possible action on the minutes of regular meeting of February 4, 2025.

Motion was made by Looper, seconded by Rivera to accept the February 4, 2025, regular meeting minutes as presented.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 7-0.

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.

Motion was made by Duke, seconded by Bauer to table PC2025-001 until a development plan or plat is presented for review.

Brown aye, Looper abstain, Sides abstain, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 5-0.

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

Skylar Fullbright presented a working document for an upcoming complete street program for Sallisaw. Fullbright included examples of other communities' complete street programs for the board to review. Fullbright said the goal is to improve street safety for all types of road users and to encourage active lifestyles. Fullbright asked the board for direction and input as far as the city as a whole, although it does not mean having sidewalks everywhere at this time, just ones as needed for areas for accessibility, such as to a grocery store.

Adjourn

Motion made by Bush, seconded by Rivera, to adjourn the meeting.

Vote: Brown aye, Looper aye, Sides aye, Bauer aye, Duke aye, Bush aye, Rivera aye. Motion carried 7-0.

Meeting adjourned at 5:56p.m.

Approved this _____ day of _____, _____.

Tim Brown, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: April 1, 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

