

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

July 7, 2020

5:30 PM

**Wheeler Event Center
103 North Wheeler Avenue**

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 April 7, 2020**
- 4. Update 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. PC 2020-01; Replat of Lot 2, James Family Properties Subdivision, an addition to the City of Sallisaw by PGM Properties, LLC**
- 6. Discuss, consider, and take possible action on Case No. PC 2020-02; Final Plat presentation of Oklahoma State Veteran Center, an addition to the City of Sallisaw by Oklahoma Department of Veterans Affairs**
- 7. Staff Reports**
- 8. Adjourn**

Posted: July 2, 2020

Time: 10:05 am

KIM JAMISON

SALLISAW PLANNING COMMISSION

REGULAR MEETING

APRIL 7, 2020

MINUTES

The Sallisaw Planning Commission met in a regular meeting on April 7, 2020, in the Wheeler Event Center, located at 103 N. Wheeler Ave, Sallisaw. Notice of the meeting was given by posting at city hall on March 31, 2020 at 4:20 p.m.; by posting on the City's website; by emailing Sequoyah County Times; and by giving notice to the City Clerk's Office.

MEMBERS PRESENT:	Ronnie Woodward Scott Looper	Joe Velasquez	Matt Duke
MEMEBERS ABSENT:	Amanda Sullivan	Tim Brown	Ro Freeman
OTHERS PRESENT:	Ernie Martens Reese Pilkington	Kelly Osburn Robert Walden	David and Susan Chandler Bob Dority
STAFF PRESENT:	Keith Miller	Kim Jamison	

Meeting was called to order at 5:30 p.m. and a Quorum was declared present.

MINUTES

The minutes of regular meeting of February 4, 2020, were presented for approval. Motion was made by Looper, seconded by Duke, for approval of minutes as presented. Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye. Motion carried 4-0.

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, for approval of the Forest Ridge Preliminary Plat. Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye. Motion carried 4-0.

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 Duke, seconded by Looper, for approval of rezoning from agriculture (A-1) to residential (R-1). Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye. Motion carried 4-0.

Discussion and possible action concerning conducting a traffic study on Maple Street

After discussion, no action was taken.

Motion was made by Woodward, seconded by Duke, to adjourn the meeting there being no further business.
Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye. Motion carried 4-0. Meeting ended at 5:54 p.m.

APPROVED this 7th day of July, 2020

Chairman, Sallisaw Planning Commission

ATTEST:

Secretary

AGENDA ITEM COMMENTARY

Meeting Date: July 7, 2020
Board: Sallisaw Planning Commission
Subject: Replat of Lot 2, James Family Properties Subdivision by PGM Properties, LLC

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2020-01; Replat of Lot 2, James Family Properties Subdivision, an addition to the City of Sallisaw by PGM Properties, LLC

INITIATOR: Chad McReynolds, Agent

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Chad McReynolds, agent for PGM Properties, LLC, will present a replat of Lot 2, James Family Properties Subdivision, an addition to the City of Sallisaw for consideration. Mr. McReynolds is requesting Lot 2 be divided to make two (2) lots, the south half would become Lot 4. The property is located in the 100 block of North Kerr Boulevard and the 100 block of North No Name Street. The intent is for commercial development.

EXHIBITS: 1. Application Case No. PC 2020-01
2. PC2020-001 Plat of Survey

KEY ISSUES: Lot 2 is ready for construction, it has utilities available. Easements have been placed on the plat for future gravity sewer extension to the newly split Lot 4.

FUNDING SOURCE: None

RECOMMENDATION: Approval of lot split.

PLANNING COMMISSION

APPLICATION FOR REPLAT APPROVAL

Application is hereby made to the Planning Commission for consideration of a recommendation to the City Council for lot split, see attached

General Location 100 Block N. Kerr Blvd. / 100 Block of N. No Name

Present Use of Property Vacant

Proposed Use of Property Retail

Record Owner of Property PGM Properties, LLC

If Applicant is other than owner, indicate interest: Purchaser, Lessee, (Agent) for, _____

PGM Properties, LLC other, _____

Are there any Private or Deed Restrictions controlling the use of this property?

N/A

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

Signed [Signature]

Address 1621 S. Colonial Circle

Phone (918) 616-5671

Sallisaw, OK 74955

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: KM

Date: 5/18/2020

Present Zoning: _____

Application No.: _____

Requested: _____

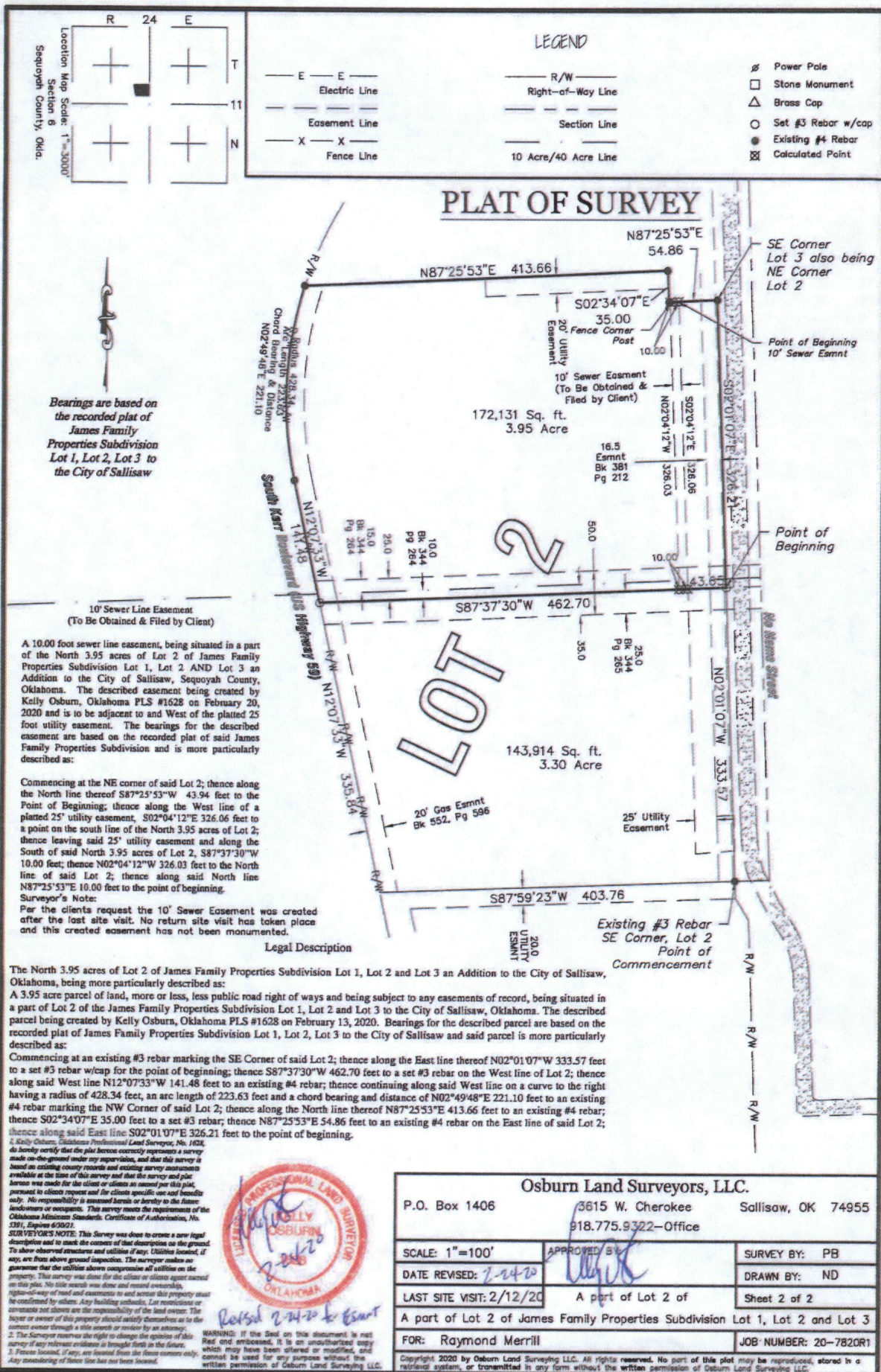
Fee Receipt: _____

P.C. Action: _____

City Action: _____

Date: _____

Ordinance No.: _____



AGENDA ITEM COMMENTARY

Meeting Date: July 7, 2020
Board: Sallisaw Planning Commission
Subject: Final Plat Presentation of Oklahoma State Veteran Center an addition to the City of Sallisaw by Oklahoma Department of Veterans Affairs

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2020-02; Final Plat presentation of Oklahoma State Veteran Center, an addition to the City of Sallisaw by Oklahoma Department of Veterans Affairs

INITIATOR: Mark B. Capron, agent

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Mark B. Capron, agent for Oklahoma Department of Veterans Affairs will present a final plat of Oklahoma State Veteran Center, an addition to the City of Sallisaw for consideration. The property is located south and west of the southwest corner of Drake Road and S. Kerr Boulevard. The intent is to construct VA Housing.

EXHIBITS: 1. Application, Case No. PC 2020-02 (1)
2. 193580 FINAL PLAT-PLAT

KEY ISSUES: None

FUNDING SOURCE: None

RECOMMENDATION: Approval of final plat.

CASE # _____

PLANNING COMMISSION
REQUEST FOR PLAT APPROVAL

Application is hereby made to the Planning Commission for consideration of a recommendation to the City Council for Approval of Final Plat

General Location South and West of the southwest corner of Drake Road and S. Kerr Blvd

Present Use of Property Vacant

Proposed Use of Property VA Housing

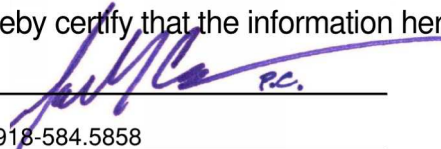
Record Owner of Property Oklahoma Department of Veterans Affairs

If Applicant is other than owner, indicate interest: Purchaser, Lessee, Agent for, _____
Oklahoma Department of Veterans Affairs 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  J.P.C.

Address 123 N. Martin Luther King

Phone 918-584.5858

Tulsa, OK 74103

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.: _____

FINAL PLAT of

Oklahoma State Veteran Center

PART OF THE WEST HALF (W/2) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH COUNTY, STATE OF OKLAHOMA

Legal Description

A 90.53 ACRES PARCEL, MORE OR LESS, LESS PUBLIC ROAD RIGHT-OF-WAYS AND BEING SUBJECT TO ANY EASEMENTS OF RECORD, IN PART OF THE W/2 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 24 EAST OF THE INDIAN BASE AND MERIDIAN, SEQUOYAH COUNTY, OKLAHOMA. THE DESCRIBED PARCEL BEING CREATED BY KELLY OSBURN, OKLAHOMA PLS # 1628 ON FEBRUARY 26, 2019 FROM THE PARENT PARCEL FILED OF RECORD IN BOOK 1449 AT PAGE 502 IN SEQUOYAH COUNTY COURTHOUSE. THE BASIS OF BEARING FOR THE DESCRIBED PARCEL IS N01°41'27"W ALONG THE WEST LINE OF THE NW/4 OF SECTION 18 AND IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID SECTION 18; THENCE N88°03'55"E 1894.71 FEET; THENCE S01°36'30"E 752.50 FEET; THENCE N88°04'04"E 463.62 FEET TO THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #59; THENCE ALONG SAID RIGHT-OF-WAY S02°01'23"E 1083.37 FEET; THENCE S88°04'19"W 2288.53 FEET; THENCE N01°41'27"W 519.04 FEET; THENCE S88°04'19"W 75.00 FEET; THENCE N01°41'27"W 1316.57 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT PUBLIC ROAD RIGHTS-OF-WAY AND SUBJECT TO EASEMENT AND/OR MINERALS RESERVATIONS OF RECORD.

Notes

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING!
- THE PROPERTY DESCRIBED HEREON CONTAINS 1 LOT
- THE PROPERTY DESCRIBED HEREON CONTAINS 1 BLOCK
- THE PROPERTY DESCRIBED HEREON CONTAINS 3,943,322 SQUARE FEET OR 90.53 ACRES MORE OR LESS
- BEARING BASE: OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 OKLAHOMA NORTH 3501.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
- THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, SEQUOYAH COUNTY, OKLAHOMA, MAP NO. 40135C0420F, MAP REVISED: SEPTEMBER 29, 2010, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

Engineer

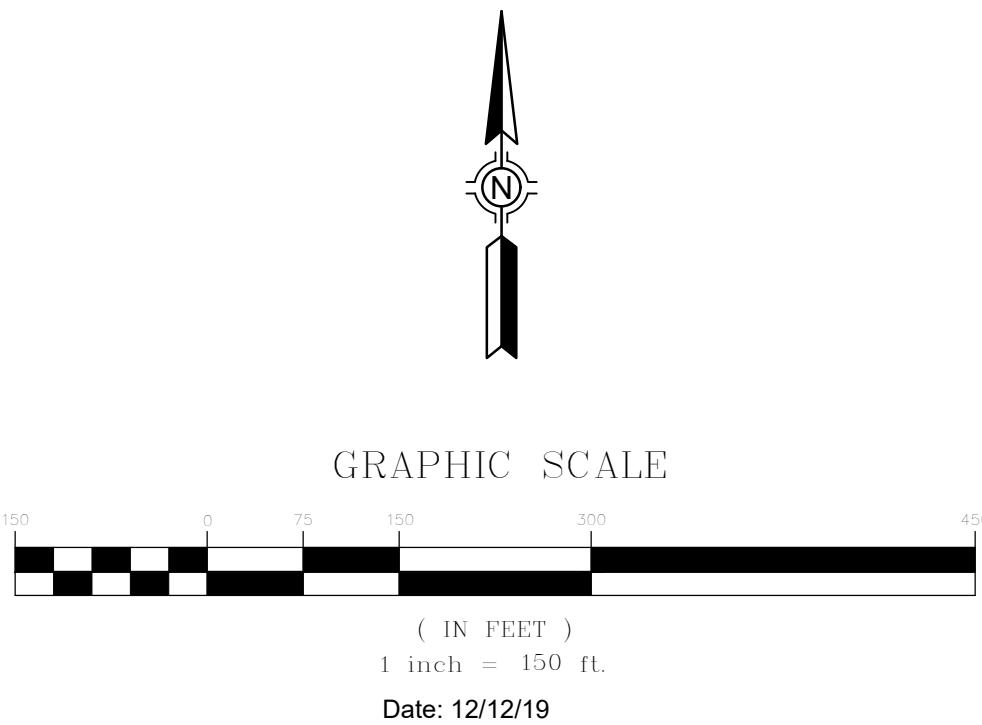
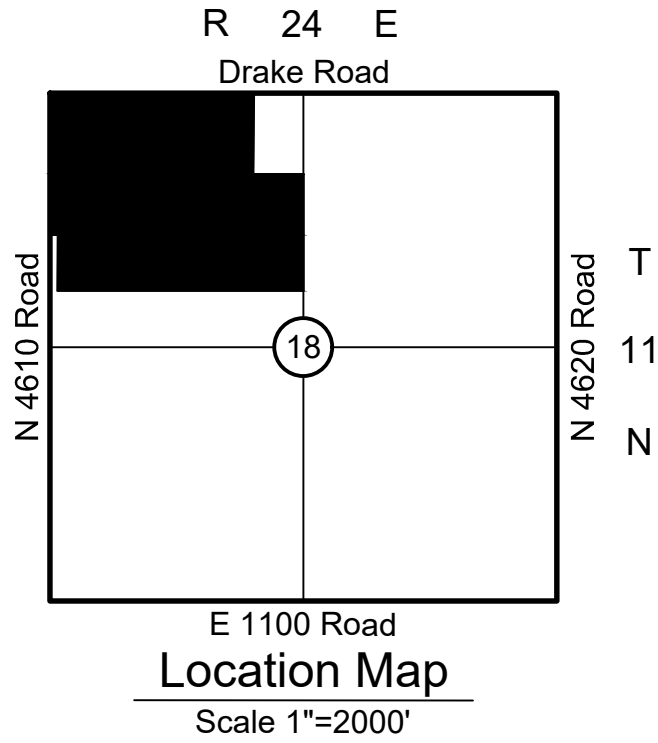
**WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.**
123 NORTH MARTIN LUTHER KING JR.
BOULEVARD
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/2021
ATTN: DARREN BURNS P.E.
dburns@wallacesc.com

Surveyor

BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1556, CA #4502, EXPIRES
6/30/20
wade@bennettsurveying.com

Developer

**OKLAHOMA DEPARTMENT OF
VETERANS AFFAIRS**
2132 NE 36TH STREET
OKLAHOMA CITY, OKLAHOMA 73111
TEL: 405-523-4008
dorita.herd@odva.ok.gov



GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

Date: 12/12/19

Legend

LNA LIMITS OF NO ACCESS
○ FOUND MONUMENT

APPROVAL OF PLAT

THE BOARD OF COMMISSIONERS OF THE CITY OF SALLISAW, OKLAHOMA HEREBY APPROVE THIS PLAT OF "OKLAHOMA STATE VETERANS CENTER", 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 PLAT OKLAHOMA STATE VETERANS CENTER, 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, ANGELA 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 _____

Line Table		
Line #	Length	Direction
L1	589.89	S02°41'31"E
L2	25.51	N32°15'15"E
L3	401.03	N77°15'15"E
L4	120.55	N88°30'15"E
L5	118.65	S88°30'15"W
L6	123.63	S77°15'15"W
L7	11.98	S12°44'45"E
L8	20.00	S77°15'15"W
L9	11.98	N12°44'45"W
L10	226.59	S77°15'15"W
L11	25.38	S32°15'15"W
L12	14.54	N57°44'45"W
L13	35.00	S32°15'15"W
L14	69.32	S02°41'31"E
L15	274.58	S12°19'05"E
L16	10.00	N77°49'14"E
L17	16.00	S12°19'05"E
L18	10.00	S77°49'14"W
L19	167.20	S12°19'05"E
L20	27.97	N77°40'55"E

Line Table		
Line #	Length	Direction
L21	25.05	S12°10'46"E
L22	27.91	S77°40'55"W
L23	48.11	S12°19'05"E
L24	195.33	S23°59'45"E
L25	15.00	S66°00'15"W
L26	71.06	S23°59'45"E
L27	233.66	S57°44'45"E
L28	205.10	N77°15'15"E
L29	74.17	N32°15'15"E
L30	175.49	N09°45'15"E
L31	139.33	N12°44'45"W
L32	26.34	S77°15'15"W
L33	20.00	N12°44'45"W
L34	26.34	N77°15'15"E
L35	339.03	N12°44'45"W
L36	127.12	N01°59'45"W
L37	125.24	S01°59'45"E
L38	500.46	S12°44'45"E
L39	183.44	S09°45'15"W
L40	86.43	S32°15'15"W

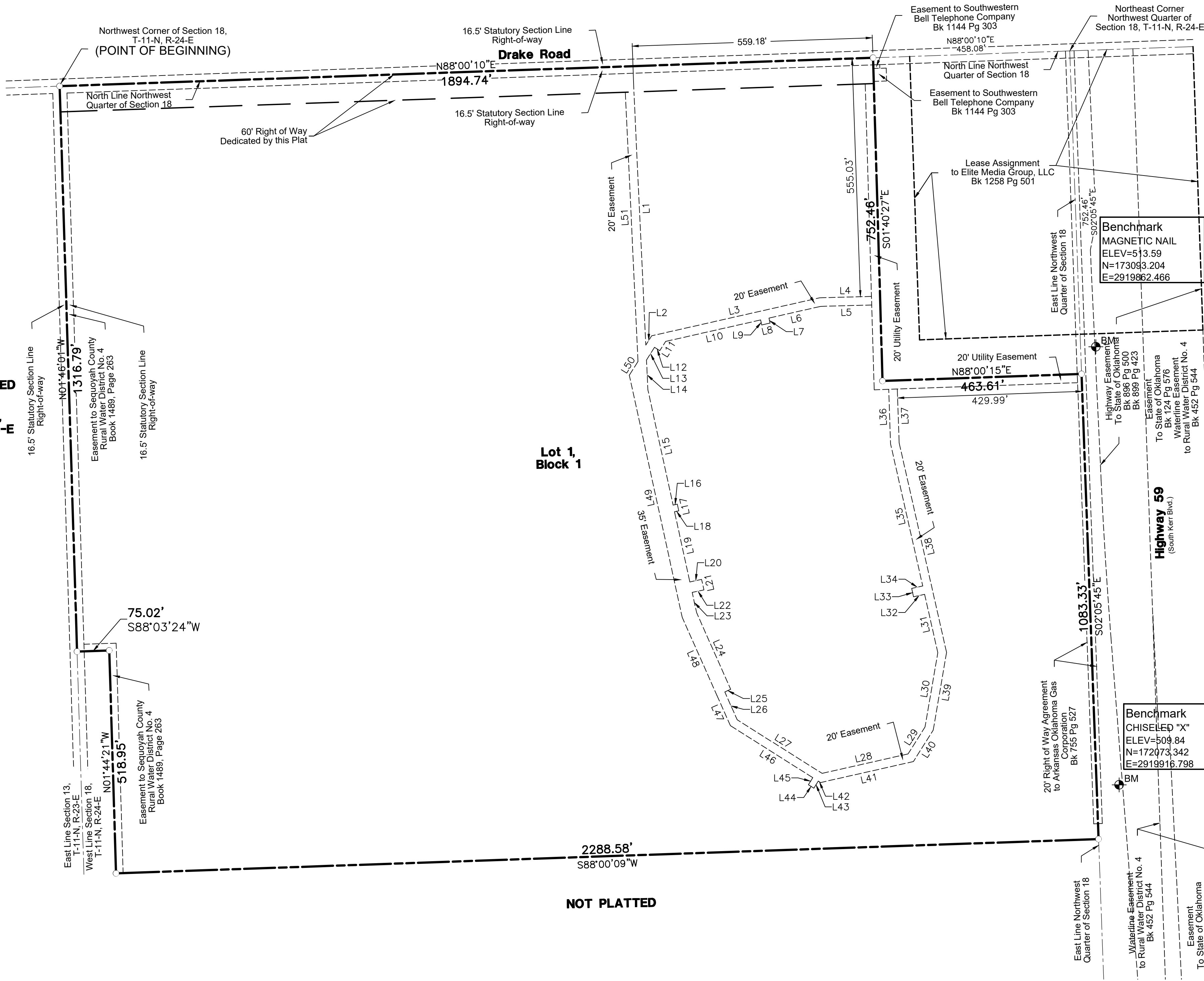
Line Table		
Line #	Length	Direction
L41	221.66	S77°15'15"W
L42	6.21	S57°44'45"E
L43	19.37	S32°15'15"W
L44	15.00	N57°44'45"W
L45	19.37	N32°15'15"E
L46	226.80	N57°44'45"W
L47	77.13	N23°59'45"W
L48	198.90	N23°59'45"W
L49	576.95	N12°19'05"W
L50	37.71	N32°15'15"E
L51	627.48	N02°41'31"W

Date: 7/1/2020

OKLAHOMA STATE VETERAN CENTER

FINAL PLAT

Sheet 1 of 2



NOT PLATTED

Section 13,
T-11-N, R-23-E

Lot 1,
Block 1

NOT PLATTED