

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

September 1, 2020

5:30 P.M.

**WHEELER EVENT CENTER
103 N WHEELER AVE**

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 July 7, 2020**
- 4. Discuss, consider, and take possible action on Case No. PC 2020-05;
Rezoning Request from residential (R-2) to neighborhood shopping
district (C-2) by Apostolic Faith Church**
- 5. Discuss, consider, and take possible action on Case No. PC 2020-006;
Rezoning Request from agriculture (A-1) to agriculture (A-2) by Diane
Sanders and John Sanders**
- 6. Adjourn**

Posted: AUGUST 28, 2020

Time: 11:45 AM

KIM JAMISON

SALLISAW PLANNING COMMISSION

REGULAR MEETING

JULY 7, 2020

MINUTES

The Sallisaw Planning Commission met in a regular meeting on July 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 July 2, 2020 at 10:05 a.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 Joe Velasquez Scott Looper
 Tim Brown Matt Duke (arrived at 5:37 p.m.)

MEMEBERS ABSENT: Amanda Sullivan

OTHERS PRESENT: Ernie Martens

STAFF PRESENT: Keith Miller Kim Jamison

Meeting was called to order at 5:31 p.m. and a Quorum was declared present.

MINUTES

The minutes of regular meeting of April 7, 2020, were presented for approval. Motion was made by Brown, seconded by Woodward, for approval of minutes as presented. Vote: Woodward aye, Velasquez aye, Brown aye, Looper aye. Motion carried 4-0.

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

Keith Miller advised the Board he had been notified that Mr. Pilkington did not wish to proceed.

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

Chad McReynolds, agent for PGM Properties, LLC, presented 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.

Motion was made by Brown, seconded by Looper, for approval of Replat of Lot 2, James Family Properties Subdivision. Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye, Brown aye. Motion carried 5-0.

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

Mark B. Capron, agent for the Oklahoma Department of Veterans Affairs, presented 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 South Kerr Boulevard. The intent is to construct VA Housing.

Motion was made by Looper, seconded by Brown, for approval of final plat of Oklahoma State Veteran Center. Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye, Brown aye. Motion carried 5-0.

Staff Reports

Keith Miller advised that Ro Freeman had resigned and that Mayor Martens would be recommending the appointment of Brady Bauer at the July Board of City Commissioners meeting

Motion was made by Brown, seconded by Woodward, to adjourn the meeting there being no further business. Vote: Woodward aye, Velasquez aye, Duke aye, Looper aye, Brown aye. Motion carried 5-0. Meeting ended at 5:44 p.m.

APPROVED this 1st day of September, 2020

Chairman, Sallisaw Planning Commission

ATTEST:

Secretary

AGENDA ITEM COMMENTARY

Meeting Date: September 1, 2020
Board: Sallisaw Planning Commission
Subject: Rezoning Request from residential (R-2) to neighborhood shopping district (C-2) by Apostolic Faith Church

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2020-05; Rezoning Request from residential (R-2) to neighborhood shopping district (C-2) by Apostolic Faith Church

INITIATOR: John Speir, Trustee

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: John Speir, Trustee for Apostolic Faith Church, is requesting the property located at 101 North Washington Street be rezoned from residential (R-2) to neighborhood shopping district (C-2). The intent is to use the property as a screen print shop.

EXHIBITS: 1. Application - Case No. PC 2020-05
2. Map Case No. PC 2020-005
3. Notice of Hearing - Case No. PC 2020-005

KEY ISSUES: None

FUNDING SOURCE: N/A

RECOMMENDATION: Approval of rezoning.

CASE # PC2020-005

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 C-2

Neighborhood Shopping District

General Location 101 N Washington, Sallisaw, OK 74955
(Street Address)

Present Use of Property Church Facility

Proposed Use of Property Screen Print Shop per Brian Duke, Pastor

Record Owner of Property Apostolic Faith Church

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,

☐ agent for, ☐ 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] - Trustee Address 205 W Taylor Dr.
Phone 918-774-3585 Sallisaw, OK 74955

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Katu Miller Date June.23.2020

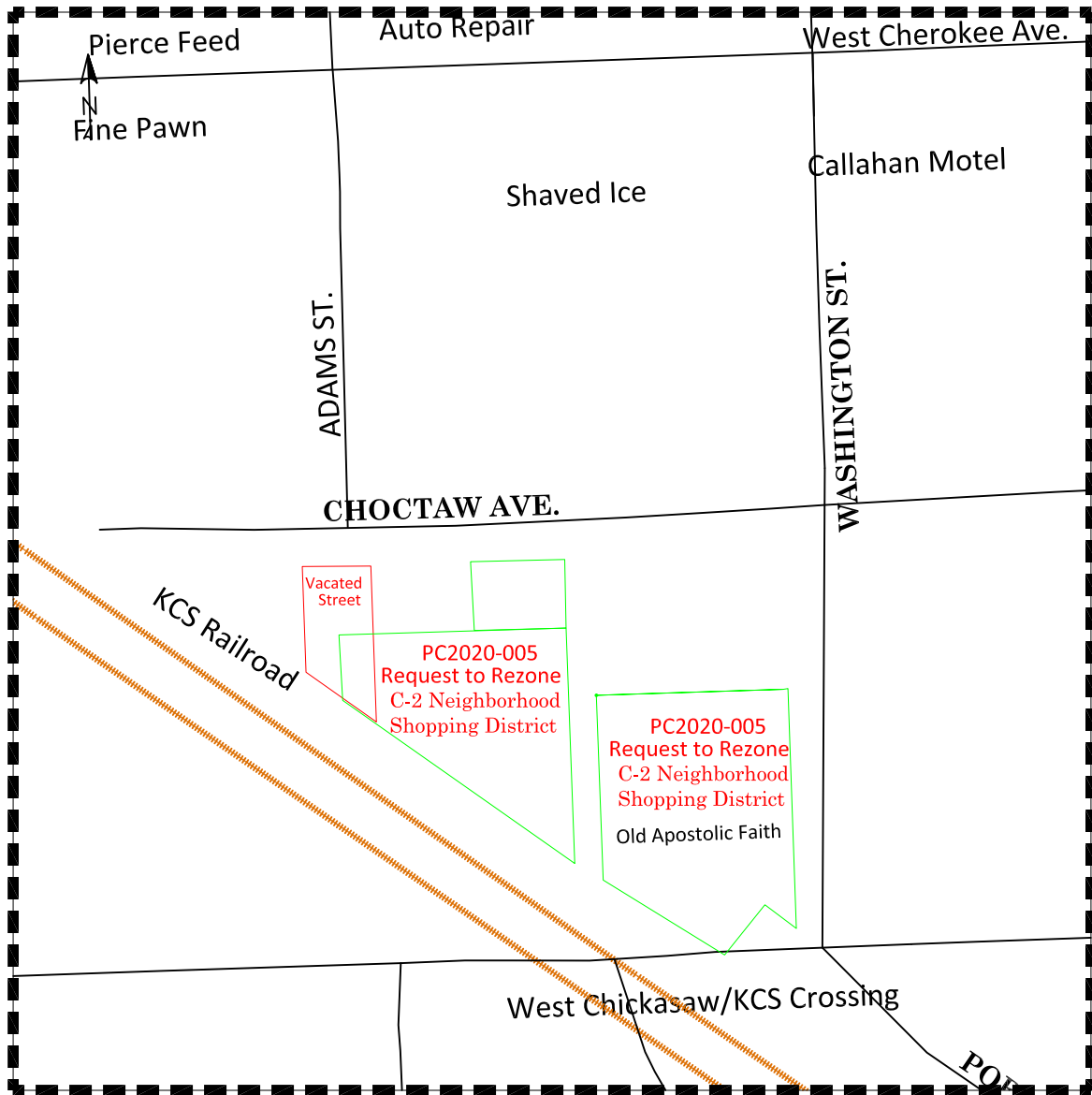
Application No.: _____ Requested: _____

Fee Receipt: 8.020298 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:**

All Lots 3, 4, 5, 6, 8, 9, 10 and the West ½ of lot 7, Block 11, Payne Addition to the City of Sallisaw, Oklahoma.

General Location: **101 N. Washington, Sallisaw**

has filed with the Sallisaw Planning Commission a written application # **PC 2020-05** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from residential (R-2) to a neighborhood shopping district (C-2)**

The undersigned will present said application to the Sallisaw Planning Commission on September 1, 2020, at **103 North Wheeler Ave, 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 5th day of August, 2020.

By: **Apostolic Faith Church**
 Owner(s)

or By: **John Speir - Trustee**
 Agent

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

Bill To:

Apostolic Faith Church
John Speir- Trustee
PO Box 356
Sallisaw OK 74955
918-774-3585

AGENDA ITEM COMMENTARY

Meeting Date: September 1, 2020
Board: Sallisaw Planning Commission
Subject: Rezoning Request from agriculture (A-1) to agriculture (A-2) by Diane Sanders and John Sanders

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2020-006; Rezoning Request from agriculture (A-1) to agriculture (A-2) by Diane Sanders and John Sanders

INITIATOR: Diane Sanders

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Mr. and Mrs. Sanders are requesting the property located at 310 East Taylor Drive be rezoned from agriculture (A-1) to agriculture (A-2). The intent is to construct a secondary home.

EXHIBITS:

1. Application PC 2020-006
2. MAP PC 2020-006
3. Notice of Hearing - Case No. PC 2020-006

KEY ISSUES: The property is currently zoned agriculture (A-1). Agriculture (A-2) zoning would allow construction of a secondary home on the property for Mrs. Sanders' mother in a family estate setting.

FUNDING SOURCE: N/A

RECOMMENDATION: Approval of rezoning.

CASE # PC2020-006

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 A-2

Agricultural District 102-230(b) Family
Estate

General Location 310 E Taylor Dr, Sallisaw
(Street Address)

Present Use of Property Primary Resident A-1 Ag

Proposed Use of Property Parents home A-2 Ag 102-230(b)

Record Owner of Property John + Diane Sanders

If Applicant is other than owner, indicate interest: ☐ purchaser, ☐ lessee,

☐ agent for, ☐ 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]
Phone 918-817-9362

Address 310 E Taylor dr
Sallisaw

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Keith Miller Date July 9, 2020

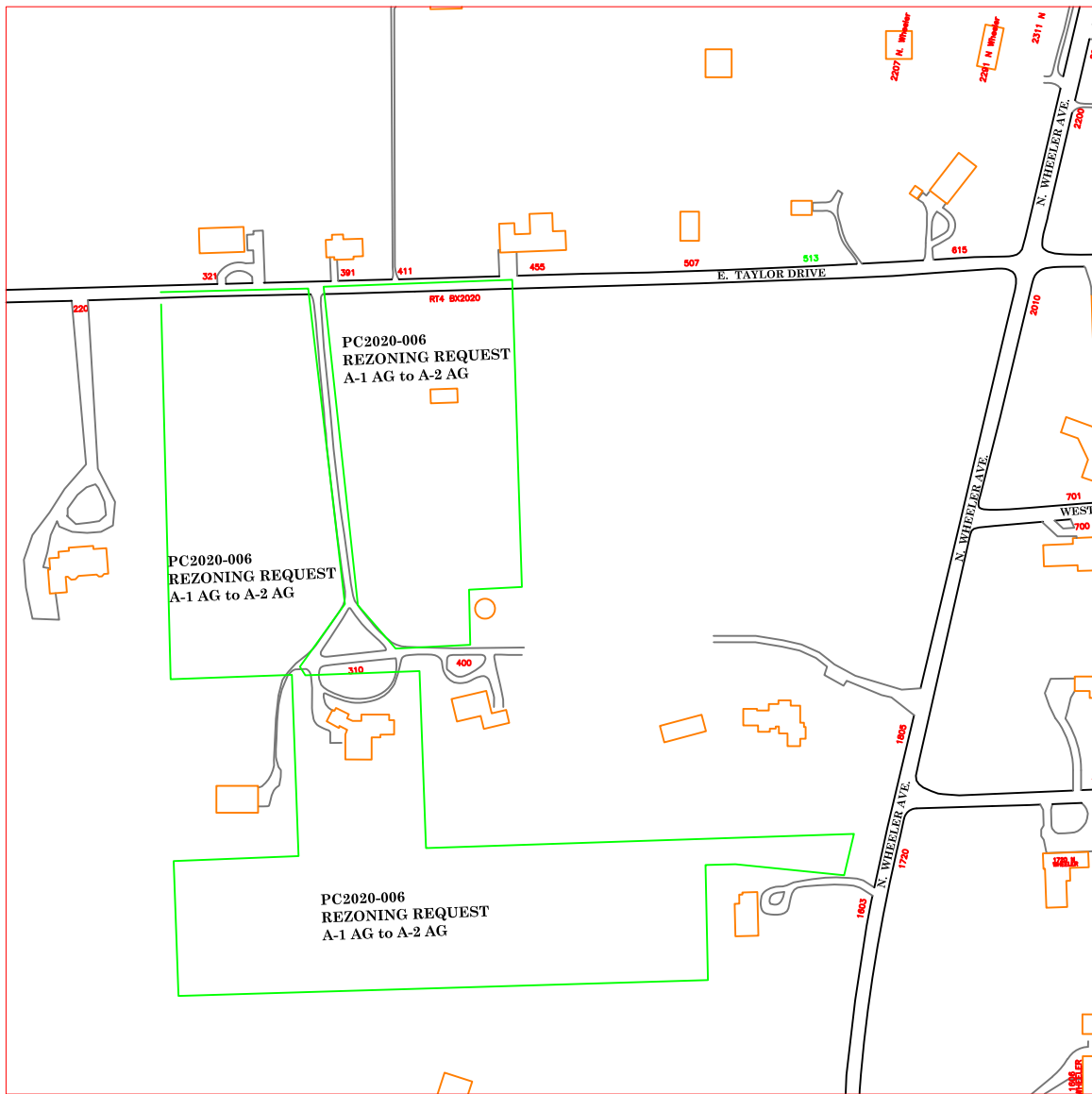
Application No.: _____ Requested: A-2 Agricultural

Fee Receipt: 5,007.856 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:**

PART OF THE NW/4 NE/4 OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 24 EAST, SEQUOYAH COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING NAIL MARKING THE NW CORNER OF THE NW/4 NE/4. THENCE ALONG THE NORTH LINE OF SAID FORTY, N89°51'12"E, 275.24 FEET TO A SET NAIL. THENCE LEAVING SAID NORTH LINE, S02°58'27"E, 302.45 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE S04°52'30"E, 201.25 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE S07°44'15"E, 93.14 FEET TO A SET NAIL. THENCE S34°54'45"W, 139.15 FEET TO A SET NAIL. THENCE S30°06'56"E, 19.08 FEET TO A SET NAIL. THENCE N88°59'54"E, 214.42 FEET TO A 1/2 INCH SET REBAR WITH CAP ON THE WEST LINE OF HETHERINGTON ADDITION. THENCE ALONG SAID WEST LINE, S00°11'54"E, 333.72 FEET TO A 1/2 INCH EXISTING IRON PIN MARKING THE SW CORNER OF HETHERINGTON ADDITION. THENCE ALONG THE SOUTH LINE OF HETHERINGTON ADDITION, N89°53'39"E, 244.55 FEET TO A 1/2 INCH EXISTING IRON PIN MARKING THE SE CORNER OF HETHERINGTON ADDITION. THENCE N89°38'29"E, 560.07 FEET TO A 1/2 INCH SET REBAR WITH CAP ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 59. THENCE ALONG SAID WEST RIGHT OF WAY LINE, S15°04'42"W, 79.64 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N82°35'36"W, 205.00 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE S89°57'24"W, 56.00 FEET TO A 1/2 INCH EXISTING IRON PIN. THENCE S00°22'24"W, 215.79 FEET TO A 1/2 INCH SET REBAR WITH CAP ON THE SOUTH LINE OF THE NW/4 NE/4. THENCE ALONG THE SOUTH LINE OF SAID FORTY, S89°54'00"W, 993.12 FEET TO A 1/2 INCH SET REBAR WITH CAP MARKING THE SW CORNER OF THE NW/4 NE/4. THENCE ALONG THE WEST LINE OF SAID FORTY, N00°10'06"E, 1,318.82 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NW/4 NE/4 OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 24 EAST, SEQUOYAH COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING NAIL MARKING THE NW CORNER OF THE NW/4 NE/4. THENCE ALONG THE NORTH LINE OF SAID FORTY, N89°51'12"E, 305.28 FEET TO A SET NAIL AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH LINE, N89°51'12"E, 353.96 FEET TO A SET NAIL MARKING THE NE CORNER OF THE NW/4 NW/4 NE/4. THENCE ALONG THE EAST LINE OF SAID NW/4 NW/4 NE/4, S00°09'14"W, 576.06 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE LEAVING SAID WEST LINE, S89°02'22"W, 99.26 FEET TO A FENCE CORNER. THENCE S00°42'26"W, 103.37 FEET TO A SET 1/2 INCH SET REBAR WITH CAP. THENCE S88°59'54"W, 140.01 FEET TO A SET NAIL. THENCE N38°03'48"W, 106.77 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE N07°44'15"W, 100.13 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE N04°52'30"W, 200.00 FEET TO A 1/2 INCH SET REBAR WITH CAP. THENCE N02°58'27"W, 300.47 FEET TO THE POINT OF BEGINNING.

LESS

A PART OF THE SW/4 NW/4 NE/4 OF SECTION 32, TOWNSHIP 12 NORTH, RANGE 24 EAST, SEQUOYAH COUNTY, OKLAHOMA, DESCRIBED AS BEGINNING AT THE NE CORNER OF THE SW/4 NW/4 NE/4, THENCE SOUTH 55 FEET; THENCE WEST 460 FEET; THENCE SOUTH 40 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 340 FEET; THENCE WEST 193 FEET; THENCE NORTH 340 FEET; THENCE EAST 193 FEET TO THE POINT OF BEGINNING.

General Location: **310 E Taylor Dr, Sallisaw**

has filed with the Sallisaw Planning Commission a written application # **PC 2020-006** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from agriculture (A-1) to agriculture (A-2)**

The undersigned will present said application to the Sallisaw Planning Commission on **September 1, 2020**, at **103 North Wheeler Ave, 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 5th day of August, 2020.

By: **Diane Sanders and John Sanders**
Owner(s)

or By: _____
Agent

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

Bill To:

Diane Sanders
310 E Taylor Dr
Sallisaw OK 74955
918-817-9362