

**SALLISAW PLANNING COMMISSION
REGULAR MEETING**

October 5, 2021

5:30 PM

**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 September 7, 2021**
- 4. Discuss, consider, and take possible action on Case No. PC 2021-014;
rezoning request from commercial (C-3) to residential (R-2) by Galt Line
Investments, LLC**
- 5. Discuss, consider, and take possible action on regular meeting dates for the
calendar year 2022**
- 6. Adjourn**

Posted: SEPTEMBER 30, 2021

Time: 4:30 PM

KIM JAMISON

SALLISAW PLANNING COMMISSION

REGULAR MEETING SEPTEMBER 7, 2021

MINUTES

The Sallisaw Planning Commission met in a regular meeting on September 7, 2021, in the Wheeler Event Center, located at 103 N. Wheeler Ave, Sallisaw. Notice of the meeting given by posting at city hall on September 2, 2021 at 3:30 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:	Scott Looper	Brady Bauer	Crystal Sides
	Ronnie Woodward	Joe Velasquez	Matt Duke

OTHERS PRESENT: James Stegall Sr.

STAFF PRESENT:	Keith Miller	Kim Jamison
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Meeting called to order at 5:30 p.m. and a Quorum declared present.

MINUTES

The minutes of regular meeting of August 3, 2021, were presented for approval. Motion made by Looper, seconded by Bauer, for approval of minutes as presented. Vote: Looper aye, Bauer aye, Sides aye, Velasquez aye, Duke aye, and Woodward aye. Motion carried 6-0.

Discuss, consider, and take possible action on Case No. PC 2021-009; request to vacate the west 10 feet of the 20 foot alley adjoining Lots 7-10 in Block 3 of McEachin Addition by James Steggall, Sr.

Mr. James Steggall, Sr., requested to vacate the west 10 feet of the 20-foot alley adjoining Lots 7-10 in Block 3 of McEachin Addition to the City of Sallisaw, Sequoyah County, Oklahoma. The property is located at 608 North Washington. The intent is to construct three (3) duplexes.

Motion made by Looper, seconded by Sides, to recommend vacating the entire 20-foot alley (not just the west 10 feet as requested) leaving a utility easement. Vote: Looper aye, Bauer aye, Sides aye, Velasquez aye, Duke aye, and Woodward aye. Motion carried 6-0.

Discuss proposed ordinance dealing with Transient Merchants and Vendors within the limits of the City of Sallisaw; provide possible recommendations to staff

After review and discussion, motion was made by Bauer, seconded by Woodward, to recommend the ordinance as presented. Vote: Looper aye, Bauer aye, Sides aye, Velasquez aye, Duke aye, and Woodward aye. Motion carried 6-0.

Motion made by Looper, seconded by Duke, to adjourn the meeting there being no further business.
Vote: Looper aye, Bauer aye, Sides aye, Velasquez aye, Duke aye, and Woodward aye. Motion carried 6-0. Meeting ended at 6:17 p.m.

APPROVED this 5th day of October, 2021

Joe Velasquez, Chairman

ATTEST:

Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date: October 5, 2021
Board: Sallisaw Planning Commission
Subject: Rezoning Request From Commercial (C-3) to Residential (R-2) by Galt Line Investments, LLC

ITEM TITLE: Discuss, consider, and take possible action on Case No. PC 2021-014; rezoning request from commercial (C-3) to residential (R-2) by Galt Line Investments, LLC

INITIATOR: Dusty Riggs, Agent

STAFF INFORMATION SOURCE: Keith Miller

BACKGROUND: Dusty Riggs, agent for Galt Line Investments, LLC, is requesting a rezoning from commercial (C-3) to residential (R-2). The property is located on the NW corner of Maple Street and Kody Lane. The intent is to construct two (2) duplexes.

EXHIBITS:

1. Application Case No. PC 2021-014
2. Map Case No. PC2021-014
3. Notice of Hearing - Case No. PC 2021-014

KEY ISSUES: Sewer not available on property but two (2) options for extension are available.

FUNDING SOURCE: N/A

RECOMMENDATION: Approval.

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 to R-2 From
present C-3

General Location Corner of Maple St. & Corky Lane
(Street Address)

Present Use of Property Empty lot zoned ~~R-2~~ C-3

Proposed Use of Property R2 construction of Duplex

Record Owner of Property Golt Line Investments LLC

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? None Known

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

Signed [Signature] Address PO Box 10
Phone 918-774-4624 Sullivan

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: Km Date 9-12-21

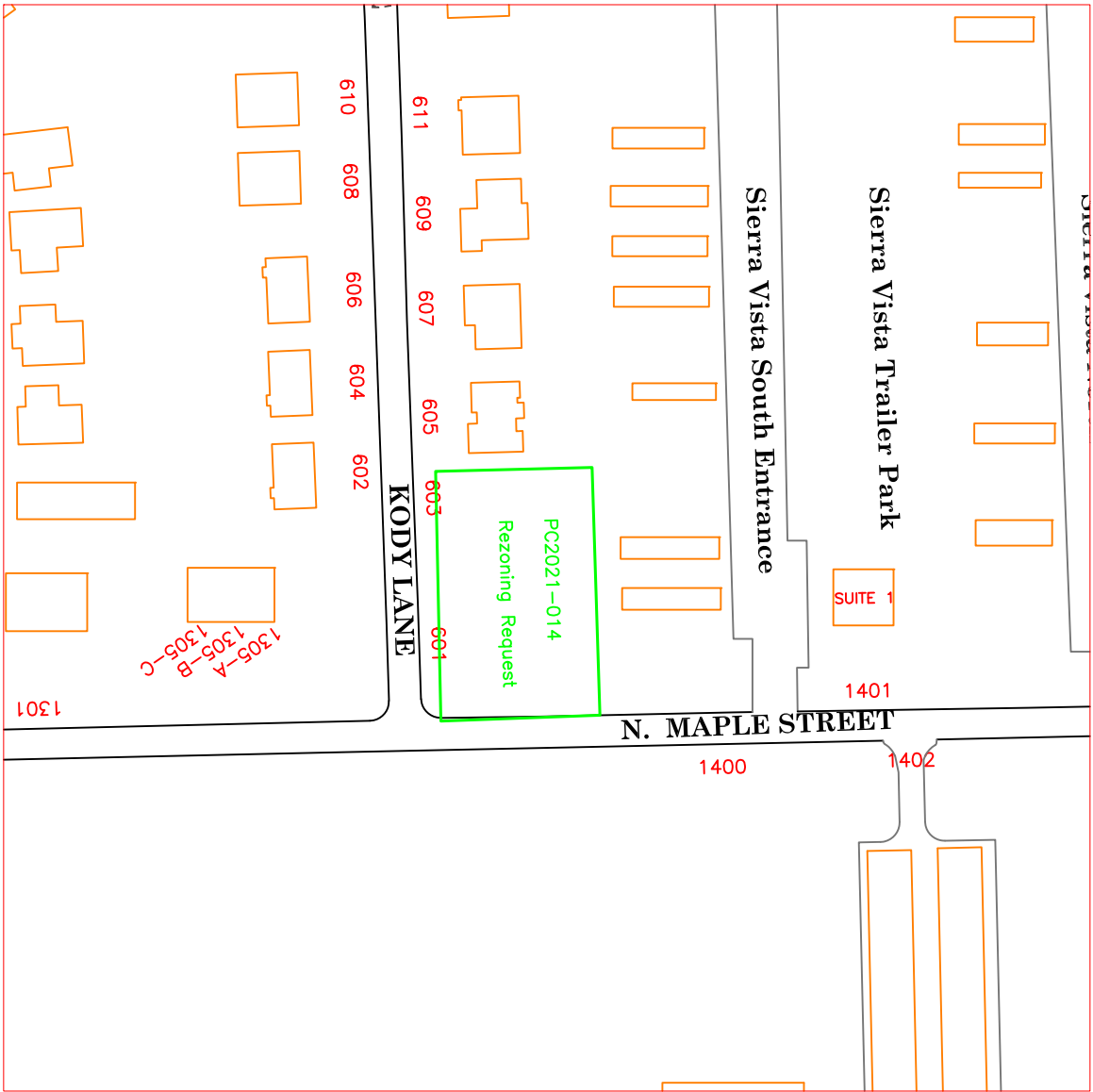
Application No.: _____ Requested: R-2

Fee Receipt: 4.195922 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:**

Lots 130 and 131 in the Gay's Prairie Hill Subdivision to the City of Sallisaw, Oklahoma

General Location: **Corner of Maple Street and Kody Lane**

has filed with the Sallisaw Planning Commission a written application # **PC 2021-014** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to **rezone from commercial (C-3) to residential (R-2)**

The undersigned will present said application to the Sallisaw Planning Commission on **October 5, 2021**, 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 15th day of September, 2021.

By: **Galt Line Investments, LLC**
Owner(s)

or By: **Dusty Riggs**
Agent

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

Bill To:

Dusty Riggs
PO Box 10
Sallisaw OK 74955
918-774-4624

AGENDA ITEM COMMENTARY

Meeting Date: October 5, 2021
Board: Sallisaw Planning Commission
Subject: 2022 Regular Meeting Dates

ITEM TITLE: Discuss, consider, and take possible action on regular meeting dates for the calendar year 2022

INITIATOR: Staff

STAFF INFORMATION SOURCE: Staff

BACKGROUND: Regular meetings are scheduled for the first (1st) Tuesday of each month beginning at 5:30 p.m.

EXHIBITS:

KEY ISSUES: The meeting scheduled for July 5th is the only potential conflict. All other dates appear to have no conflicts.

FUNDING SOURCE: N/A

RECOMMENDATION: Approval of meeting schedule.