SALLISAW PLANNING COMMISSION
REGULAR MEETING

June 7, 2022

5:30 PM

City Council Chambers
113 North Elm

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 May 3, 2022.**

4. **Discuss, consider and take possible action on Case No. PC 2021-008; request to vacate the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition, Sallisaw, Sequoyah County, Oklahoma; by Joel and Rosalba Nieto.**

5. **Discuss, consider and take possible action on Case No. PC 2022-002; rezoning request from agriculture (A-1) to residential (R-1) by Dustin and Sheila Riggs.**

6. **Adjourn**

Posted: **June 3, 2022**
Time: **11:30 AM**

Lisa Gabbert

SALLISAW PLANNING COMMISSION

REGULAR MEETING
MAY 3, 2022

MINUTES

The Sallisaw Planning Commission met in a regular meeting on May 3, 2022, in the Wheeler Event Center, located at 103 N. Wheeler Ave, Sallisaw. Notice of the meeting given by posting at city hall on April 28, 2022 at 2:45 p.m.; by posting on the City's website; by emailing to Sequoyah County Times; and by giving notice to the City Clerk's Office.

MEMBERS PRESENT:	Scott Looper Ronnie Woodward	Brady Bauer	Crystal Sides
MEMBERS ABSENT:	Joe Velasquez	Tim Brown	Matt Duke
OTHERS PRESENT:	Kelly Osburn		
STAFF PRESENT:	Chris Carter	Lisa Gabbert	

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

MINUTES

The minutes of regular meeting of January 4, 2022 were presented for approval.
Motion made by Bauer, seconded by Woodward, for approval of minutes as presented.
Vote: Sides aye, Woodward aye, Bauer aye, Looper aye. Motion carried 4-0.

Discuss, consider, and take possible action on Case No. PC 2021-008; request to vacate the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition, Sallisaw, Sequoyah County, Oklahoma; by Joel and Rosalba Nieto.

William K. Orendorff, agent for Joel and Rosalba Nieto, asked for the request to vacate tabled for further discussion with the city attorney and staff.
Motion made by Bauer, seconded by Sides, to table the request to vacate.
Vote: Sides aye, Woodward, aye, Bauer aye, Looper aye. Motion carried 4-0.

Discuss, consider, and take possible action on Case No. PC 2022-001; Replat of Lots 10-12 in Block 17, Beasley Addition; by Ronnie Woodward and Adam and Angela Rodgers.

Kelly Osborn, agent for Ronnie Woodward, Adam and Angela Rodgers requested a replat of Lots 10-12 in Block 17, Beasley Addition to construct a single-family dwelling on Lot 10, and sets of duplexes on Lots 11 and 12. Chris Carter, on behalf of the City for Building Development, stated the owners of the properties would like to have all three lots for single-family dwellings instead. Carter said all utilities are available, easements are in place and all setbacks would be met on the lots.
Motion made by Brady Bauer, seconded by Crystal Sides for approval of the replat of Lots 10-12 to construct single-family dwellings in Block 17, Beasley Addition.
Vote: Sides aye, Woodward, abstain, Bauer aye, Looper aye. Motion carried 3-1.

Discuss, consider, and take possible action on Case No. PC 2022-003; rezoning request from agriculture (A-1) to highway commercial (C-4) by Jim Harris.

Jim Harris, agent for People, Inc, requested a rezoning from agriculture (A-1) to highway commercial (C-4) located at 102 N. Buffington, adjacent to the Blue Ribbon Downs racetrack. Carter said People Inc. is already operating a commercial business in the barn, all utilities are available, and they would like to increase their business opportunities on the property.
Motion made by Woodward, seconded by Sides, for approval of rezoning request to change from agriculture (A-1) to highway commercial (C-4).
Vote: Sides aye, Woodward aye, Bauer aye, Looper aye. Motion carried 4-0.

ADJOURN
Motion made by Bauer, seconded by Sides, to adjourn the meeting, there being no further business.
Vote: Sides aye, Woodward aye, Bauer aye, Looper aye. Motion carried 4-0
Meeting ended at 5:43 p.m.

APPROVED this _____ day of _____, 2022

_____
Joe Velasquez, Chairman

ATTEST:

_____
Crystal Sides, Secretary

AGENDA ITEM COMMENTARY

Meeting Date:	June 7, 2022
Board:	Sallisaw Planning Commission
Subject:	Request to Vacate

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2021-008; request to vacate the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition, Sallisaw, Sequoyah County, Oklahoma; by Joel and Rosalba Nieto.

INITIATOR: William K. Orendorff, agent

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: William K. Orendorff, agent on behalf of Joel and Rosalba Nieto is requesting the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition; said South 25 ft being East of the Platted Madison Ave. and West of the Platted Jefferson Ave., to be vacated due to a building encroaching on an undeveloped street.

EXHIBITS:
1. PC 2021-008 App
2. PC2021-008 pub map
3. Case No. 2021-08 Notice

KEY ISSUES: Vacation of the undeveloped street right-of-way would impact all City of Sallisaw utilities. Utilities are located under encroachment and would have to be relocated. Utilities would have to relocated at owners' expense.

FUNDING SOURCE: None

RECOMMENDATION: Staff does not recommend vacation or closing this street right-of-way. The City has a vested interest in this right-of-way due to the utilities which would prove more harmful than publicly good.

PC 2021-008

PLANNING COMMISSION

REQUEST TO VACATE A STREET OR PORTION THEREOF

Application is hereby made to the Planning Commission for a recommendation to City Council to Vacate in whole or in part:

Legal Description Required: Subdivision Name, Block(s), Lot(s) and Plat of survey .
The South Half of Choctaw Street lying North of Block 9 Payne Addition to the City of Sallisaw, Oklahoma

General Location 112 N. Madison, Sallisaw, OK
(Street Address)

Reason for request: Buildring encroaches on abandoned alley

Proposed Use of Property: Building

Record Owner(s) of Property: Joel Nieto

Required: Provide all property owners within a 300 foot Radius of the affected area. May attach additional sheets.

I do hereby certify that the information herein submitted is complete, true and accurate. Information found to be false or misleading will result in denial and loss of filing fee(s). In closing this alley I the undersigned do also understand the City of Sallisaw, Oklahoma will maintain all easement rights for utility use.

Signature: _____ Address P.O. Box 1741, Sallisaw, OK 74955

Phone Number: (918) 774 - 3564

If Applicant is other than owner, indicate interest: ☐ Purchaser ☐ Lessee ☐ Agent

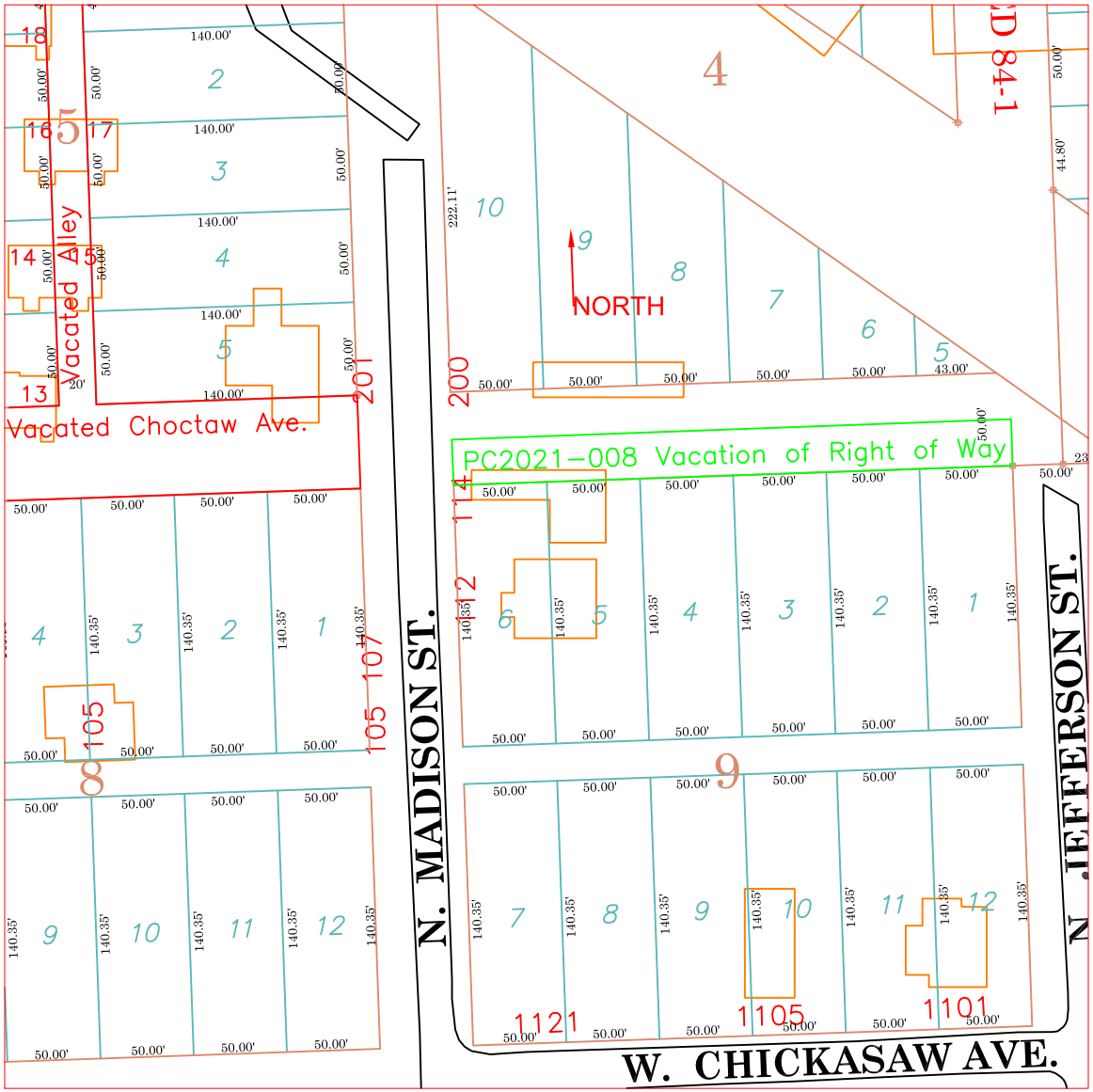
APPLICANT - DO NOT WRITE BELOW THIS LINE

P.C. Action: _____ Council Action: _____

Date: _____ Date: _____

Fee Receipt: _____ Ordinance No.: _____

Application Received by: _____


Vacated Alley
Vacated Choctaw Ave.
PC2021-008 Vacation of Right of Way
NORTH
N. MADISON ST.
N. JEFFERSON ST.
W. CHICKASAW AVE.
1121
1105
1101

NOTICE OF PUBLIC HEARING
REQUEST TO VACATE A STREET OR PORTION THEREOF

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 1-6 of Block 9 Payne Addition to the City of Sallisaw, Sequoyah County, Oklahoma. Containing 0.97 acres, more or less, less public road right of ways and being subject to any easements of record.

.

General Location: **112 N. Madison**

has filed with the Sallisaw Planning Commission a written application # **PC 2021-008** pursuant to Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to ***vacate the South 25 feet of Choctaw Street lying North of Block 9 of Payne Addition, Sallisaw, Sequoyah County, Oklahoma***
said South 25 feet being East of the Platted Madison Ave and West of the Platted Jefferson Ave in said Payne Addition.

The undersigned will present said application to the Sallisaw Planning Commission on May 3, 2022, 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 published this 6th day of April, 2022.

By: **Joel & Rosalba Nieto**
Owner(s)

or By: **William K. Orendorff Law Offices**,
Agent

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

Bill To:
William K. Orendorff Law Offices
P.O. Box 129
Sallisaw, OK 74955

AGENDA ITEM COMMENTARY

Meeting Date:	June 7, 2022
Board:	Sallisaw Planning Commission
Subject:	Request for Rezone

ITEM TITLE: Discuss, consider and take possible action on Case No. PC 2022-002; rezoning request from agriculture (A-1) to residential (R-1) by Dustin and Sheila Riggs.

INITIATOR: Dustin and Sheila Riggs

STAFF INFORMATION SOURCE: Building Development

BACKGROUND: Dustin and Sheila Riggs.have requested rezoning from agriculture (A-1) to residential (R-1). The property is located at the corner of Buffington and McHenry. The intent is to have the property for a single-family dwelling (personal).

EXHIBITS:
1. PC2022-002 App
2. PC2022-002 newspaper
3. Notice of Hearing - Case No. PC 2022-002

KEY ISSUES: None.

FUNDING SOURCE: N/A

RECOMMENDATION: Approve

PC2022-002

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 R-1

General Location Corner of Buffington & McHenry
(Street Address)

Present Use of Property Vacant lot

Proposed Use of Property Personal Home

Record Owner of Property Dustin & Shelia Riggs

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 _____ Address PO Box 10

Phone 918 774-4624 Sallisaw OK

APPLICANT - DO NOT WRITE BELOW THIS LINE

Application Received by: CC Date 3-8-22

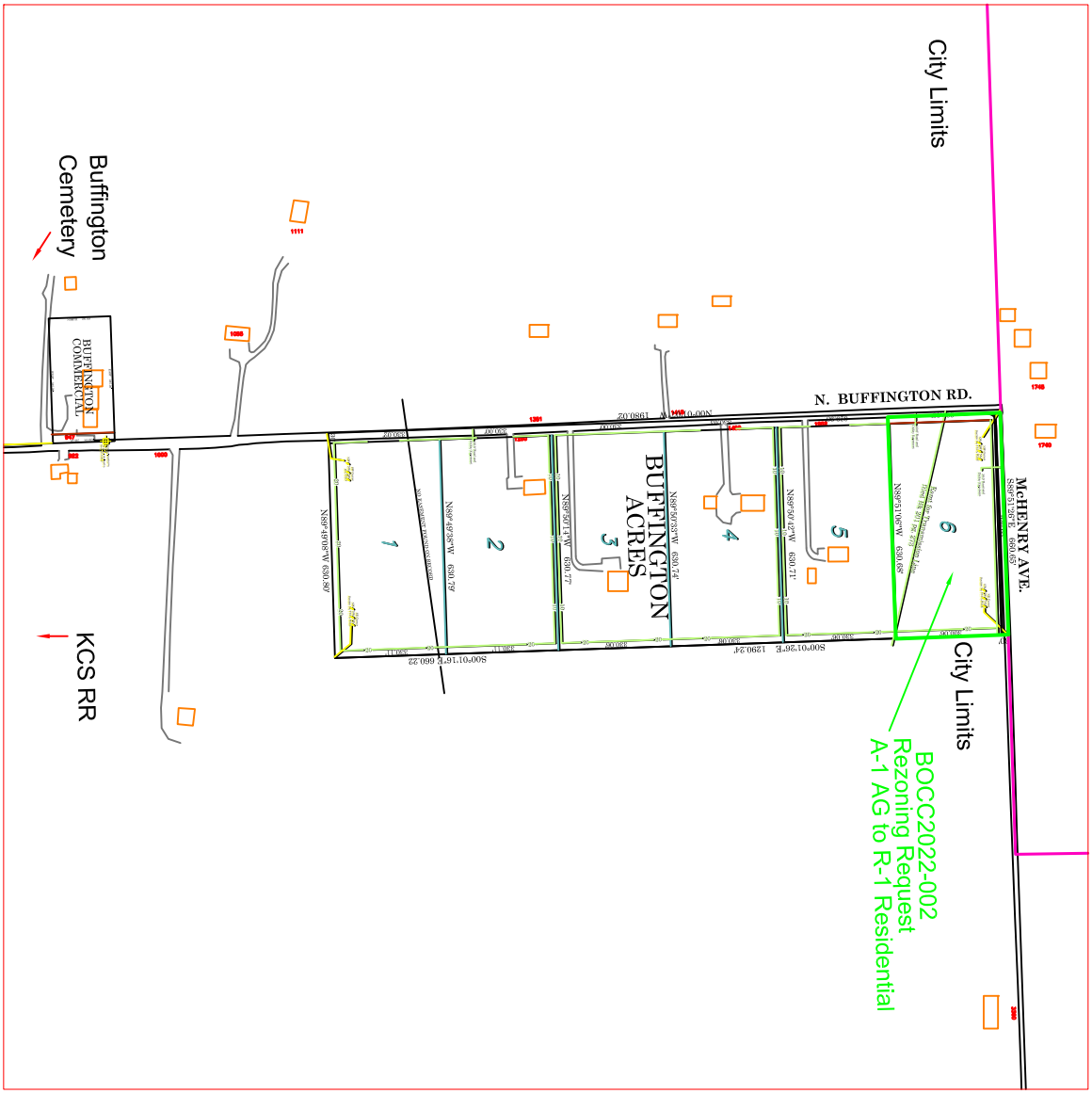
Application No.: _____ Requested: R-1 From A-1

Fee Receipt: 3.057090 P.C Date: _____

City Council: _____ _____

Date: _____

Ordinance No.: _____


City Limits
Buffington Cemetery
BUFFINGTON COMMERCIAL
N. BUFFINGTON RD.
McHENRY AVE.
S89°51'30"E 660.05'
BUFFINGTON ACRES
1
2
3
4
5
6
KCS RR
City Limits
BOCC2022-002
Rezoning Request
A-1 AG to R-1 Residential

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:**

Lot 6 in Buffington Acres, an Addition to the City of Sallisaw, Oklahoma

General Location: **Corner of Buffington and McHenry**

has filed with the Sallisaw Planning Commission a written application # **PC 2022-002** pursuant to the Zoning Ordinance as adopted by the City of Sallisaw, Oklahoma, to ***rezone from agriculture (A-1) to residential (R-1)***

The undersigned will present said application to the Sallisaw Planning Commission on **June 7, 2022**, 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 18th day of May , 2022.

By: **Dusty and Sheila Riggs**
Owner(s)

or By: _____
Agent

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

Bill To:

City of Sallisaw
P.O. Box 525
Sallisaw, OK 74955