

Collinsville Planning Commission

Minutes of April 18, 2019

The meeting was called to order at 5:50 p.m.

Roll Call:

Ellis Holly	Absent
Tim Desmond	Present
Kathy Bradley	Present
Adam Steidley	Present
Larry Lewis	Present

The minutes of January 17, 2019 were presented. After discussion, a motion was made by Bradley and seconded by Lewis to approve the minutes as presented. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

PUBLIC HEARING

Modification to the Subdivision Regulations in regards to drainage requirements for the 4 Bar Addition, located south of the southeast corner of North Sheridan Road and Highway 20/East 146th Street North, 114 Lots, 70 acres

The Staff report was presented. The City Engineer, Dale Seaton, spoke to the Commission about the problem with the ditches and drainage improvements that were built in the developing 4 Bar Addition. He handed out highlighted maps to the Commissioners showing the areas affected in the Addition. The ditches as created in the developing subdivision are currently unsafe. Several issues regarding the ditches were not caught during the review process in the construction plans but a good and safe product is still required for the development and the City. At the deepest a ditch is 6.4 feet deep.

The engineer talked about the highlighted areas of the map he had distributed. He discussed the green area being reduced to less than 3 feet with 4:1 side slopes and the orange area which shows ditches needing correction. Water lines are already in place, Part of a utility easement may be used for corrections. The slopes need to be safer and not be such steep steep slopes.

Mrs. Bradley said that the 6 foot slopes were out there before the roads were put in. She expressed concern about the plans that had been submitted with the 6 foot slopes in the first place by the engineer for the development. She expressed concern about the many years of experience that the developer has had, and that the ditches were allowed to be put in as they are and that the ditches are a safety hazard.

Mrs. Bradley said that even OSHA required screening and safety screens, etc. , for workers in 4 foot trenches for protection. Children and animals need to be protected from the hazardous ditches that are currently in the 4 Bar development.

Mr. Joe Kelley, consulting engineer for the developer, stated that they were planning to mitigate the problem with signs they had made up to alert citizens about the danger.

The signs were not acceptable to the City. The problem ditches need to be fixed and be safe.

Mrs. Bradley stated that the developers were not new to this business. Her father had worked construction for the developer and she had been on the construction sites and worked to clean up the sites.

Joe Kelley said that he had 12 feet to work with in 50 feet of right of way. He said the safest is open chanel. Slopes would be sodded.

Mrs. Bradley said the situation is totally unsafe. Ther roads are higher than the dirt work. The contractors need to work to make this safe.

Mr. Steidley said that the dirt contractors tried to make the perfectly flat lots. He would like to see every slope reworked and corrected. The road needs to be prevented from falling. The pond appears to be draining the wrong way and the subdivision entrance needs to be reworked. Each lot will need dirt work. All slopes and back slopes throughout the Addition need work but mostly on the east side. Slopes of 2 foot maximum are preferred.

Mrs. Bradley said that the City has been working nicely with the developer but that the problem needs to be fixed properly. The subdivision regulations need to be upheld. The developer has agreed to some improvements.

Mr. Bill Williams, brother of the developer Buford Williams, said that the City Inspector had approved silt fences and the improvements. . The City Engineer had approved the plans. He said core samples were submitted. He wanted to know why the City Inspector had not caught the problems.

The maintenance bonds will need to be resubmitted with the additional improvement costs. The Commissioners discussed the amount of work that needed to be corrected. The fact that a

Claremore firefighter had died in unsafe drainage ditch conditions was stated. Mrs. Bradley said that the developers with their experience know the situation is unsafe and that the site is not properly improved. The developers' staff were aware the ditches were not "right". A recent subdivision in Skiatook with similar issues has had to be corrected and the City ends up with the cost and the maintenance costs of a bad product.

There should be bulldozers at work on the entryway which has a water issue, and on the individual lots. Mr. Kelley said the County is going to regrade the area along Sheridan soon. The entryway currently has too much water around it. Gravel needs to be brought in and the road should not wash out.

Mrs. Bradley said she was out at the development and slipped into a deep ditch and it was way too deep. There should be gentle slopes. Mr. Steidley said there needs to be regrading and not a massive reworking but the dirt needs to be pulled up to the road. Property pins will need to be redone and the whole subdivision will not be flat. There will probably be another 8,000 feet and a bulldozer can do it. With all the knowledge and experience involved with the development team this should not be in the situation it is in, and they should not be happy with the current layout.

After further discussion, Mr. Steidley made a motion to approve the modifications to the Subdivision Regulations per the City Engineer's recommendations, and additionally, the rest of the unhighlighted area of ditches per the City Engineer's map exhibit to be graded in the rest of the subdivision to bring dirt and sod up to the edge of and level of the road making a small shoulder and make all ditches have a safe and manageable slope, and that a berm be placed around the entrance pond by Sheridan road making it properly drain out of one location. All of these improvements will be per the City Engineer's approval. Mrs. Bradley seconded this motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Discussion and Action on a proposed Annexation Policy for the City of Collinsville.

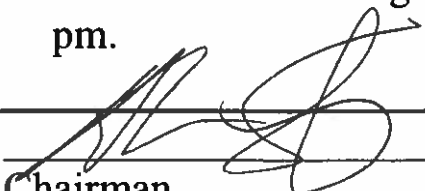
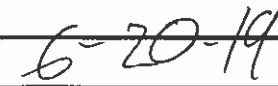
The City Planner introduced a proposed policy for annexation and deannexation of property for the City of Collinsville. The policy would add a layer of reasoning for property annexation so that City staff and the Technical Advisory Committee, Planning Commission and City Commission.

The Planning Commission discussed the proposed policy. Mr. Steidley made a motion to approve the annexation policy. Mr. Lewis seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Franklin	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Ms. Franklin made a motion to adjourn. Mr. Desmond seconded the motion. The meeting was adjourned by unanimous vote at 6:30 pm.

	
Chairman	Date