

Collinsville Planning Commission

Minutes of June 20, 2019

The meeting was called to order at 6:38 p.m.

Roll Call:

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

The minutes of April 18, 2019 were presented. After discussion, a motion was made by Bradley and seconded by Desmond 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

Annexation Request – Eddie James, south of East 146th Street North and east of Highway 169, 4.9 acres

The Staff report was presented. The applicant, Eddie James, was present to represent the case.

The Commissioners discussed the request. Mrs. Bradley made a motion to approve the annexation request. Mr. Lewis 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.

Rezoning Request – CZ-209, Eddie James, south of East 146th Street North and east of Highway 169, 4.9 acres (related to item 3)

The staff report was presented. Mr. James was present to represent his case.

After discussion, Mr. Steidley made a motion to approve of the rezoning requested. Mr. Lewis seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Rezoning Request – CZ-210, Mark Ehnen, west of North 129 East Avenue and north of West Maple Street, 3.2 acres

The staff report was presented.

The Commissioners discussed the case. Mr. Steidley made a motion to approve the request. Mr. Lewis seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Lot Split – CLS-206 – Kyle Smalygo, Smalygo Properties, west of Tyler Crossing II, north of East 146th Street North

The staff report was presented. Mr. Smalygo, the applicant, represented his request and gave a synopsis of what had happened in the past on the site. There has been work done in the floodplain in the Tyler Crossing II Addition to get the property to the proper elevations outside of the floodplain.

The Fire Chief has agreed to another point of access per his approval to facilitate the lot split. This allows the creation of the additional lots that were to be platted when the development was halted because of the fire apparatus rule per the Life Safety Code to allow only 30 lots before additional accesses are required. The City Planner will not stamp the lot split approvals until the new access has been approved by the Fire Chief.

The Commissioners discussed the case. Mrs. Bradley made a motion to approve the lot split per staff recommendation that the lot splits not be stamped until the new access road has been approved by the Fire Chief. Mr. Desmond seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Final Plat – Ashbury 7 – East of 129th East Avenue, South of East 136th Street North, 48 Lots, 17 acres

The staff report was presented. The release letters and maintenance bonds have been received.

The Commission discussed the case. Mr. Desmond made a motion to approve the Final Plat. Mr. Lewis seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Final Plat 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 sent a letter detailing what had been done to fix the drainage in the subdivision and releasing the project.

The Commissioners discussed the Final Plat request and the progress that had been made. The improved drainage and the engineer's comments were discussed.

Mr. Steidley made a motion to approve the Final Plat. Mrs. Bradley seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Site Plan – Christopher and Judy Broyles, Scoops and Grinds,
Southeast corner of Broadway and 19th Street

The staff report was presented. The City Engineer had reviewed the site distance and drive-through lanes proposed. If the business experiences too much traffic congestion then the site plan may need to be revisited. The applicants were present to represent their case.

The Commissioners discussed the case. Mr. Desmond made a motion to approve the site plan. Mr. Steidley seconded the motion. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Update to the City of Collinsville Subdivision Regulations

The staff reviewed the need for new subdivision regulations as proposed. The regulations would be simplified and clarified and are based on the City of Owasso regulations. Several changes including the section on change of access and lot splits were included.

Mr. Kyle Smalygo spoke to the proposal. He said the new regulations are needed and if they mimmick the Owasso regulations and platting process they should be fine. Collinsville does not have the staff to redo all the regulations.

The Commissioners discussed the proposal. The new regulations should be an improvement. Mr. Steidley made a motion to approve the proposed new regulations. Mr. Desmond seconded the motion. A roll call vote on the motion was recorded as follows”

Steidley	Yes
Bradley	Yes
Lewis	Yes
Desmond	Yes

The motion carried.

Mrs. Bradley made a motion to adjourn the meeting. 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 7:10 pm.

Ell B. Lally

7-18-19

Chairman

Date