

# City of Collinsville

## Planning Commission

Minutes of the  
April 20<sup>th</sup>, 2023

### Regular Meeting

The meeting was called to order at 6:34 P.M.

Roll Call:

David Truelock	Absent
Kevin Caudill	Present
Ashley Ewing	Present
Bill Savage	Present
Jeff Rhoton	Present

#### PUBLIC HEARING

##### Agenda Item #4:

##### 75-20 Crossing | Final Plat

Tanner Consulting on behalf of their client, Northeast Associates LLC, c/o Smalygo Properties, INC. of Collinsville, Oklahoma, is requesting a review of the Final Plat proposal for the parcels owned solely by Northeast Associates LLC., which are located south and east of the southeast corner of highway 75 and highway 20. The parcels are currently zoned CG (Commercial General District) and CS (Commercial Shopping District).

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this Final Plat. The Plat follows the suggestions for this area illustrated in the 2030 Comprehensive Plan as well as meeting the zoning requirements in the City’s Zoning Code. This Plat has been reviewed by all members of the Technical Advisory Committee and all the requested changes have been executed by the applicant’s engineers.”*

With no comments from the public, Mr. Steidley motioned for APPROVAL of the lot split adjustment request. There was a second by Mr. Savage.

Mr. Rhoton motioned for APPROVAL of the rezoning request. There was a second by Mr. Savage.

Kevin Caudill	YES
Ashley Ewing	YES
Bill Savage	YES
Jeff Rhoton	YES

##### Agenda #6:

##### CZ-229 | Rezoning Request

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The sole owner of the property, Rams Real Estate LLC of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at A Part Of The East Half Of The Northeast Quarter Of The Southeast Quarter (E/2 NE/4 SE/4) Of Section Twenty (20), Township Twenty-Two (22) North, Range Fourteen (14) East Of The Indian Base And Meridian, Tulsa County, State Of Oklahoma. The property is currently zoned IL (Industrial Light District). The applicant is requesting to rezone the property to RM-2 (Residential Multi-Family Medium-Density District).

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this rezoning request. The property owner is requesting the density of this parcel be altered in order to accommodate multi-family, medium density housing. Currently the property is zoned for Industrial Light. This area of town has a mix of zones which is recommended by staff for this area of Collinsville. There are 10 parcels near this property which are also zoned to accommodate multi-family structures.”*

The applicant’s engineer approached the podium and shared that they are working with the City to ensure the utility line locations are in an appropriate location that also serve as a “buffer” to the residents to the south.

With no comments from the public, Mr. Caudill motioned for APPROVAL of the rezoning request. There was a second by Ms. Ewing.

<b>Kevin Caudill</b>	<b>YES</b>
<b>Ashley Ewing</b>	<b>YES</b>
<b>Bill Savage</b>	<b>YES</b>
<b>Jeff Rhoton</b>	<b>YES</b>

## **Agenda #7:**

### **Dogwood Villas | Preliminary Plat Application**

Mr. Mario Mendez of Collinsville, OK is requesting the review of a preliminary plat for Dogwood Villas subdivision. Said property is owned by Rams Construction LLC., and is a Tract of land in Part Of The East Half Of The Northeast Quarter Of The Southeast Quarter (E/2 NE/4 SE/4) Of Section Twenty (20), Township Twenty-Two (22) North, Range Fourteen (14) East Of The Indian Base And Meridian according to the U.S. Government Survey thereof, in the City of Collinsville, Tulsa County, State of Oklahoma

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this preliminary plat which will accommodate townhomes on Blocks 1 and 3, and apartments on Block 2. The applicant has met all of the requirements of all City codes and ordinances as well as completed the amendments requested by the City Technical Advisory Committee. This plat has been reviewed and received a recommendation of approval from the City Planner, City Building Inspector, City Engineer, Public Works department, and superintendents of the electrical, streets, sewer, and water departments. Any hydrology studies, geotechnical reports, or any other required documentation will be executed by the property owner pending the Planning Commission’s approval of this plat.”*

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Mr. Savage asked the applicant what the range of square footage would be (A: average of 1,500, 2-stories, with a garage). The engineer working with the applicant also stated that Block 2 would likely be apartments, but they have not reached the design phase, yet, for the apartments.

With no comments from the public, Mr. Savage motioned for APPROVAL of the preliminary plat request. There was a second by Mr. Rhoton.

<b>Kevin Caudill</b>	<b>YES</b>
<b>Ashley Ewing</b>	<b>YES</b>
<b>Bill Savage</b>	<b>YES</b>
<b>Jeff Rhoton</b>	<b>YES</b>

Adjourned at 6:55 PM

**Chairperson:** \_\_\_\_\_

**Date:** \_\_\_\_\_