

City of Collinsville

Planning Commission Minutes of the January 19th, 2023 Regular Meeting

The meeting was called to order at 6:30 P.M.

Roll Call:

David Truelock	Present
Adam Steidley	Present
Bill Savage	Present

PUBLIC HEARING

Agenda Item #5:

CLS-218 | Lot Line Adjustment

Mr. Eddie James, the property owner, is requesting the review of a proposed revised lot line location at a property located at 120 S. 16th Street in Collinsville, OK

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

Eddie James approached the podium and stated that he, “may build or utilize the non-conforming lot that would be created from this lot line adjustment.”

Jessi Stringer noted that the current zoning rules do not allow for non-conforming lots to be built upon, but if the codes/rules changed in the future, Mr. James could potentially utilize that lot for a structure.

Mr. Savage motioned for APPROVAL of the lot line adjustment request. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #6:

CLS-219 | Lot Split

CORRECTION. CASE # IS CLS-221

Tanner Consulting, who is representing the property owner, Northeast Assoc. LLC, is requesting the review of a proposed lot split located at HWY 20 and HWY 75 in The City of Collinsville, Tulsa County, Oklahoma, which is also the future location of the planned development called 7520 Crossing.

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

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

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #7:

CSP-104 | Partial Easement Closing

The applicants/property owners, Mr. & Mrs. Bazley, are requesting the review of their application to close a portion of a utility easement located at 513 N 24th Street, Lot 13, Block 4 in The Estates at Edgewood, City of Collinsville, Tulsa County, Oklahoma. The request is to close the north 5 feet (5') of the utility easement located on the south side of the property owner's lot by means of ordinance. The homeowner intends to vacate the closed portion of the easement pending Board approval.

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

The applicant shared his need for the easement closure and explained that they intend to vacate a portion of the easement pending board approval.

Mr. Steidley motioned for APPROVAL of the partial easement closure request. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #8:

CZ-227 | Rezoning Application

Mr. Kyle Smalygo of Collinsville, OK is requesting a review of a rezoning proposal for the parcel owned by Smalygo Properties, that is located at 301 S. 8th St., Collinsville, OK. The property is currently zoned RD (Residential Duplex District). The applicant is requesting to rezone the property to RM-2 (Residential Multi-Family Medium Density District). The applicant was granted a special exception by the Board of Adjustments in May 2022 to construct a multi-family dwelling on this lot (CBoA-336).

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The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

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

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #9:

Cherry Creek Phase III | Final Plat

Rausch Coleman, the sole property owner of the property in Collinsville, Oklahoma known as Cherry Creek, is requesting a review of the final plat proposal for phase III of the development. The property is zoned RS-3 (Residential High-Density District).

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

The engineer for the project approached the podium to answer any questions from the public.

With no comments from the public, Mr. Steidley motioned for APPROVAL of the Final Plat request. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #10:

Cherry Creek Phase IV | Final Plat

Rausch Coleman, the sole property owner of the property in Collinsville, Oklahoma known as Cherry Creek, is requesting a review of the final plat proposal for phase IV of the development. The property is zoned RS-3 (Residential High-Density District).

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

The engineer for the project approached the podium to answer any questions from the public.

With no comments from the public, Mr. Savage motioned for APPROVAL of the Final Plat request. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES



Agenda #11:

Hollow Creek Ext. II | Preliminary Plat

The property owner, Smalygo Properties, LLC. of Collinsville, Oklahoma, is requesting a review of a preliminary plat which is located at 136th St. N. and Sheridan Rd./Yale Ave. adjacent to the Hollow Creek subdivision. The property is currently zoned RE (Residential Estates District).

The staff report was presented by the City Planner, Jessi Stringer. Staff recommended approval.

Rick Halley, a resident of Hollow Creek, asked about detention reports and if there will be drainage issues on his property/the adjacent neighborhood due to this development. He also asked if the detention pond would also be utilized by this extension and if the pond can handle the additional water. He asked if there have been any traffic studies in the area as well.

The City Planner clarified that hydrology reports are generally performed after the preliminary plat is approved and they are required by the city.

The developer for the project approached the problems and addressed the property owner's concerns.

Mr. Steidley motioned for APPROVAL of the Preliminary Plat. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	YES
Bill Savage	YES

Agenda #12:

Colpitt Crossing | Preliminary Plat

Tanner Consulting, on behalf of their client, James R. and Mildred D. Colpitt Children's Trust of Collinsville, Oklahoma, is requesting a review of the preliminary plat proposal for the parcels owned solely by the James R. and Mildred D. Colpitt Children's Trust which are located west of 109th E. Ave. between 138th St. N. and 142nd St. N. The property is currently zoned RS-3 (Residential High-Density District).

The staff report was presented by the City Planner, Jessi Stringer: *"This is a Preliminary Plat case for land zoned RS-3. The neighborhood to the north, Stonegate, is also zoned RS-3. Staff recommends APPROVAL of this preliminary plat as it similarly designed to the neighborhood to the north while also preserving a large amount of existing vegetation. The plan includes pedestrian access through parts of the neighborhood which is a desired element listed in the Comprehensive Plan. The proposed plat also meets all of the requirements in the City of Collinsville Subdivision Regulations, Zoning Code, and International Fire code. Additionally, the applicant has revised the plat since it was first presented at the October 24th, 2022 Planning Commission meeting. Staff believes this new plat positively addresses some of the major concerns mentioned by the citizens living nearby."*

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The community approached the podium with the same or similar concerns that were addressed at previous meetings.

The applicants, Tanner Consulting and their attorney, Nathan Cross, addressed all of the concerns, and shared that they have moved the northern road so that it no longer connects to the neighborhood – a leading concern for the Stonegate residents.

Mr. Steidley noted that many of the concerns stated throughout this case can be addressed by working with the development services department to amend the zoning code and subdivision regulations. He stated that the applicants are following all of the existing rules in the code, and the codes must be amended if the citizens want to see change. He then recused himself from voting and resigned from the board.

*We appreciate Mr. Steidley's decade of service to the Planning Commission and this City.
Thank you, Adam Steidley.*

Mr. Savage motioned for APPROVAL of the Preliminary Plat. There was a second by Mr. Truelock.

David Truelock	YES
Adam Steidley	-----
Bill Savage	YES

Adjourned at 7:54 PM

Chairperson: Bill Savage

Date: 6/15/23