

City of Collinsville

Planning Commission

Minutes of the

April 20th, 2023

Regular Meeting

The meeting was called to order at 6:32 P.M.

Roll Call:

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.”*

Erik Enyart with Tanner Consulting, who represents the owner, approached the podium, and stated that he will answer any questions from the Board or citizens.

Mr. Rhoton asked if there have been any concerns from the neighbors who live behind the development. The City Planner and Tanner Consulting stated that they have not had any phone calls to date.

Chairman Savage asked if the road behind would remain and if it would be deeded to the city. The City Planner confirmed that it will be deeded to the city after the road is updated to meet the engineering design criteria standards.

With no comments from the public, Chairman Savage motioned for APPROVAL of the Final Plat adjustment request. There was a second by Ms. Ewing.

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

Agenda #5:

CSP-106 | 75-20 Crossing Site Plan Review

Tanner Consulting on behalf of their client, Northeast Associates LLC, c/o Smalygo Properties, INC. of Collinsville, Oklahoma, is requesting a review of a site plan proposal located at the pending City Council approval of the Final Plat titled, 75-20 Crossing.

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this site plan which will be the future location of a Sonic Drive-Thru. The proposed development meets all the requirements within the City of Collinsville Zoning Code, Engineering Design Criteria, and Standard Details.”*

Chairman Savage invited any citizens in the room who have questions, comments, or concerns to please approach the podium.

With no comments from the public, Mr. Caudill motioned for APPROVAL of site plan. There was a second by Mr. Rhoton.

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

Agenda #6:

CZ-230 | Rezoning Request

The sole owner of the property, East 126th LLC, a Wyoming limited liability company, is requesting a review of a rezoning proposal for the parcel that is located at 10005 E 126th street N., Collinsville, Oklahoma. The property is currently zoned CS (Commercial Shopping District). The applicant is requesting to rezone the property to CG (Commercial General District).

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this rezoning request. The applicants are the new owners of this parcel which has functioned as a storage facility for many years. The owners visited my office with hopes of obtaining a building permit to build additional storage facilities on the site. Unfortunately, the property is zoned CS, for Commercial Shopping. We told the new owners they are unable to pull a permit until the site is zoned properly. The owners are requesting the site be rezoned to CG (Commercial General).”*

Mr. Ron Tracy, the civil engineer representing the property owner, approached the podium and explained the intent of the project. He explained that the “old” part of the site will remain

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unchanged, but the new construction and surrounding environment will be brought up to code and meet all of the City's engineering standards as well as the International Fire Code Standards.

Mr. Smalygo, a local builder and developer, approached the podium and stated that the subject property is not in compliance because it has a gravel parking lot. He stated that pavement is required by code and hopes that this site will reflect those requirements.

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

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

Agenda #7:

CZ-231 | Rezoning Request

The sole owner of the property, Kyle M. Smalygo of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at 823 S 12 ST W., Collinsville, Oklahoma. The property is currently zoned RM-2 (Residential Multi-Family Medium Density District). The applicant is requesting to rezone the property to RMH (Residential Mobile Home Park District). This zoning type request must be heard before the Board of Adjustments for approval of density/housing types within a predominately single-family residential area. The Board of Adjustments approved the applicant's request on 4/10/2023 with a 3-0 vote.

The staff report was presented by the City Planner, Jessi Stringer: *"Staff recommends APPROVAL of this rezoning request. The applicant is proposing to create the least invasive design allowed within this zone by providing a short-term parking facility for Recreational Vehicles. The property location meets the requirements for both RMH (Residential Mobile Home District) and Use Unit #20. However, the bulk and area requirements for RMH are written for Mobile Homes specifically, which warrants all other use unit requests to be heard before Board of Adjustments for approval. Approval was granted on April 10th, 2023. Staff is supportive of this design as it is minimally invasive compared to other allowable use unit types within RMH. RMH requires a minimum of 5 acres to accommodate a higher density of mobile homes. In this case, however, the property is .68 acres, which warrants far less mobile living than what RMH is written to allow."*

Mr. Kyle Smalygo, the property owner, approached the podium and stated that he worked with the planning department to craft a proper avenue to achieve his project goals. He stated that he is trying to create a space that fills a desired need for a niche group of people. He shared that he is "testing the waters" with this project and is prepared to pivot in the future if this concept does not work the way he intends. He shared that sanitary sewer will be on site and there will be one meter on site to serve all residents for both water and electric. He said trash receptacles will be hidden and out of site.

Ms. Ewing asked how many RVs and what size RVs would be parking in the area.

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Mr. Smalygo said that it is difficult to determine exactly what size RVs will be there, but assured the board that these would not be recreational vehicles that are on cinder blocks. He said he has received some calls from colleagues who asked if they could stay at his site once it's complete, but he clarified that this site will be used for longer-term storage compared to a weekend holiday. He stated that the site will be accommodating to the future transients while not encouraging a disorderly atmosphere.

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

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

Agenda #8:

CSP-107 | Site Plan Review – RV Parking

The sole owner of the property, Kyle M. Smalygo of Collinsville, OK, is requesting a review of a site plan for the parcel that is located at 823 S 12 ST W., Collinsville, Oklahoma. Pending the rezoning request approval before the City Council, the applicant is proposing the following plan for this site.

The staff report was presented by the City Planner, Jessi Stringer: *“Staff recommends APPROVAL of this site plan. The proposed development meets all the requirements within the City of Collinsville Zoning Code, Engineering Design Criteria, and Standard Details.*

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

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

Adjourned at 7:04 PM

Chairperson: Bill Savage

Date: Aug 17, 2023