

City of Collinsville

Board of Adjustments

Minutes of the
August 14th, 2023

Regular Meeting

The meeting was called to order at 6:01 P.M.

Roll Call:

Connie Goad	Present
Sharon Wilkinson	Present
Tyson Baker	Present
Shelley Nachtigall	Absent
Jason Montroy	Present

PUBLIC HEARING

Reading and consideration for approval of the Meeting Minutes from the July 10th regular Board of Adjustments meeting.

A motion was made by Mr. Baker to approve the meeting minutes. This motion was seconded by Ms. Goad

Connie Goad	YES
Sharon Wilkinson	YES
Tyson Baker	YES
Shelley Nachtigall	-----
Jason Montroy	YES

Agenda Item #4:

BOA Case No. 354

Board of Adjustments Application CBOA-354 from Mr. Mark Aguirre regarding a special exception request for their residence in The Meadow at Rock Creek Subdivision. They are requesting a special exception for the property located at 7129 E 138 PL N. Collinsville, OK. The following special exception is being requested in order to construct 600 SQFT detached structure to serve as a shop and for lawn equipment storage.

The staff report was presented by the City Planner, Jessi Stringer: *“The City Staff recommends the Board grant APPROVAL for the applicant’s request for the special exception. The proposed shop is 600 square feet, so the size of the shop is not a concern to City staff. Though the shop does not take up more than 20% of the side yard, a special exception by the Board of Adjustments is required before the applicant can receive a building permit. City Staff believes this shop will be in harmony with the neighborhood as there are other shops located throughout The Meadow at Rock Creek. Due to the lot’s width compared to its shallow depth, Staff*

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understands that constructing a detached structure in the rear yard is simply not feasible for some properties throughout the city.”

The applicant and resident of the property, Mr. Mark Aguirre, approached the podium and reiterated the facts presented in the staff report. He noted that he is not only working with a shallow rear yard, but also a septic tank/system that he is trying to avoid building over, which he noted is possible if the structure is in the side yard instead of the rear yard

Ms. Wilkinson asked the applicant if there is an HOA in his subdivision.

Mr. Aguire stated that there is an HOA and he has shared his plans with the HOA – The HOA approved his design proposal.

Mr. Baker asked the City Planner if this would cause any issues with flooding. Ms. Stringer, stated that the goal is to ensure each lot does not construct impervious surfaces/structures that cover more than 20% of the lot. As long as the pervious to impervious surface ratio is appropriate for the lot, then it shouldn't cause adverse effects regarding stormwater runoff. She also mentioned that it is illegal for any property owner to push stormwater onto neighboring lots, so if there were flooding issues as a result of this additional structure, the property owner could be held liable by the neighbors and be required to remedy the issue. She shared that this is usually avoided as long as the property owner does not cover more than 20% of their lot with impervious surface such as driveways, parking pads, detached garages, pools, etc.

With no further questions from the Board nor the audience, a motion was made by Mr. Baker to APPROVE the special exception without conditions. This motion was seconded by Ms. Wilkinson.

Connie Goad	YES
Sharon Wilkinson	YES
Tyson Baker	YES
Shelley Nachtigall	-----
Jason Montroy	YES

The meeting adjourned at 6:10PM

Chairperson: Connie Goad

Date: 10-10-23