

Planning Commission
Meeting Minutes of the
August 17th, 2023
Regular Meeting

The meeting was called to order at 6:31 P.M.

Roll Call:

Bob Firth	Present
Kevin Caudill	Present
Ashley Ewing	Present
Bill Savage	Present
Jeff Rhoton	Present

The consideration for approval or denial of the meeting minutes from the June 15th and April 20th Regular Meetings

There was a motion to approve the June 15th and April 20th regular meeting minutes by Mr. Caudill. There was a second by Mr. Rhoton.

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

PUBLIC HEARING

Agenda Item #4:

CZ-232 | Rezoning Case | Anytime Septic INC.

The sole owner of the property, Anytime Septic INC. of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at 15609 N 137th E Ave, Collinsville, Oklahoma. The property is currently zoned AG (Agriculture District). The applicant is requesting to rezone the property to IL (Industrial Light District) pending annexation approval by the City Commission.

(Annexation scheduled hearing by City Commission: 8/21/2023).

The staff report was presented by the City Planner, Jessi Stringer: *"The City Staff recommends the Commissioners APPROVE the applicant's request for a zoning change. This parcel is owned by Anytime Septic LLC., as is the parcel directly to the west of the subject tract. The applicants' goal is to combine these 2 parcels into 1 lot, pending annexation and rezoning approval before the City Commission on 8/21/2023. The parcel to the west, which is already inside Collinsville City limits is currently zoned IL (Industrial Light District). Prior to the lot combination, the subject tract for CZ-232 must be rezoned IL (industrial Light) as well."*

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, Chairman Savage motioned for APPROVAL of the rezoning request. There was a second by Mr. Caudill.

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

Agenda #5:

CLS-219 | Lot Combination | Anytime Septic INC.

The sole owner of the property, Anytime Septic INC. of Collinsville, OK, is requesting a review of a lot combination proposal for the parcels located at approximately 15609 N 137th E Ave, Collinsville, Oklahoma. The applicants own both parcel #92416-24-16-59195 and parcel #92416-24-16-58910. The applicant wishes to combine these 2 lots for the purpose of operating their business on a singular parcel with a singular address. The total acres for the combined lots pending approval would be 4.633. This lot combo will be filed pending approval of the Lot Combination case and pending approval of the Annexation of parcel #92416241659195 by the City Commission.

(Annexation scheduled hearing by City Commission: 8/21/2023).

The staff report was presented by the City Planner, Jessi Stringer: *"The City Staff recommends the Commissioners APPROVE the applicant's request for a lot combination. Pending the*

City of Collinsville

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acceptance of the zoning change from AG to IL before the City Commission on 8/21/2023, the applicants wish to combine these two lots in order to operate their business in a more seamless manner. This would simplify addressing concerns as well as give the property owners more freedom between their two lots for building structures without the limitation of additional building line setbacks. "

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. Rhoton motioned for APPROVAL of lot combination request. There was a second by Mr. Firth.

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

Agenda #6:

CZ-234 | Rezoning Case | Champions Investment Group LLC.

The sole owner of the property, Champions Investment Group LLC of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at approximately the SE corner of Highway 169 and 136th Street North, Collinsville, Oklahoma. The property is currently zoned AG (Agriculture 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: *"The City Staff recommends the Commissioners APPROVE the applicant's request for a zoning change. This parcel is adjacent to Highway 169, which places it within one of the City's Highway Corridor Districts. Per the Current Comprehensive Plan, this area is anticipated by the community and City staff alike to eventually become a high-density commercial area in the future. This zoning change request is appropriate for the planned land use development in this area."*

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. Firth motioned for APPROVAL of the rezoning request. There was a second by Ms. Ewing.

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

Agenda #7:

CZ-234 | Rezoning Case | Champions Investment Group LLC.

The sole owner of the property, Champions Investment Group LLC of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at approximately the SE corner of Highway 169 and 136th Street North, Collinsville, Oklahoma. The property is currently zoned AG (Agriculture 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: *"The City Staff recommends the Commissioners APPROVE the applicant's request for a zoning change. This parcel is adjacent to Highway 169, which places it within one of the City's Highway Corridor Districts. Per the Current Comprehensive Plan, this area is anticipated by the community and City staff alike to eventually become a high-density commercial area in the future. This zoning change request is appropriate for the planned land use development in this area."*

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

Ms. Judy Turner approached the podium and shared her support for the rezoning.

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

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

Agenda #8:

CZ-235 | Rezoning Case | Champions Investment Group LLC

The sole owner of the property, Hutchinson Properties LLC. of Collinsville, OK, is requesting a review of a rezoning proposal for the parcel that is located at approximately the NE corner of Highway 169 and 126th Street North, Collinsville, Oklahoma. The property is currently zoned AG (Agriculture 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: *"The City Staff recommends the Commissioners APPROVE the applicant's request for a zoning change. This parcel is adjacent to Highway 169, which places it within one of the City's Highway Corridor Districts. Per the Current Comprehensive Plan, this area is anticipated by the community and City staff alike to eventually become a high-density commercial area in the future. This zoning change request is appropriate for the planned land use development in this area."*

With many comments from the public who live nearby, it was recommended that this case be tabled so more research can be conducted. The item is tabled until the Planning Commission meeting in November 2023.

The Board voted to table this agenda item until November 2023.

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

Agenda #8:

Comprehensive Plan Update

The City of Collinsville has spent the last 12 months seeking community feedback as we update our Comprehensive Plan. The city staff are seeking review and consideration of approval of the plan from the Planning Commission and City Commission.

The staff report was presented by the City Planner, Jessi Stringer: "*Staff recommends APPROVAL of this Comprehensive Plan update. Staff believes the community's goals for the future of Collinsville are successfully articulated in this plan through coherent visuals, accurate data, a descriptive retail leakage report, and a well-thought-out chart of action items to assist the City in growth plans for decades to come. The Comprehensive Plan is malleable while remaining clear of the intentions of the public living here today for future growth plans.*"

The City Planner then gave a 15-minute presentation detailing the community engagement efforts over the last 12 months. With over 24% of Collinsville's population participating in the comp plan creation process, the city staff was pleased to present a community-driven document drafted by TSW out of Tulsa, OK to the Planning Commission.

With no questions or comments from the Commissioners nor the public, Chairman Bill Savage motioned for the approval of the updated Collinsville Comprehensive Plan. There was a second for approval from Ms. Ashley Ewing.

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

Adjourned at 7:38 PM

Chairperson: Bill Savage

Date: 9-21-2023