

City of Collinsville

Planning Commission Minutes of the September 21st, 2023 Regular Meeting

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

Roll Call:

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

The review and consideration for approval or denial of the meeting minutes from the August 17th, 2023 regular meeting.

There was a motion to approve the August 17th, 2023 regular meeting minutes by Mr. Caudill. There was a second by Mr. Firth.

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

PUBLIC HEARING

Agenda Item #4:

CLS-222 | Lot Split Case | Armstrong Homebuilders

The sole owner of the property, Armstrong Homebuilders, is requesting a review of a lot split proposal for the parcel that is located at Block 1, Lot 9 of Moore Estates in Collinsville, Oklahoma.

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 split. The property, after the split, still meets all of the requirements in all of the city’s codes and ordinances.”*

Chairman Savage invited the applicant to approach the podium.

Kyle Armstrong, the owner of Armstrong Homebuilders explained that the lot split would yield two lots that are similar in size to the other lots in Moore Estates, rather than 1 very large lot, as it is currently.

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

With no comments or questions from the public, Chairman Savage motioned for APPROVAL of the lot split request. There was a second by Mr. Caudill.

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

Agenda #5:

CLS-223 | Lot Split Case | Tanner Consulting

The applicants, Tanner Consulting, representing the owners of the property, 7520 Crossing LLC, AFT Development LLC, JOCO Land Investments LLC, DTR Investments LLC, and Friend Investments, INC., is requesting a review of a lot split proposal for the parcel that is located at Block 1, Lot 1 of 7520 Crossing (plat # 7103) in Collinsville, Oklahoma.

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 split. The property, after the split, still meets all of the requirements in all of the city’s codes and ordinances. He lot split is a part of the previously approved Final Plat, 7520 Crossing”*

Chairman Savage invited the applicant to approach the podium.

Eric Enyart with tanner Consulting approached the podium and expressed that the future location would be home to Arby’s. Arby’s corporation would need a much smaller lot than what is currently shown on the Final Plat, hence the lot split request. Mr. Enyart also shared that a privacy fence would be constructed as a buffer between the residential neighborhood to the south and the commercial property.

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

With no comments or questions from the public, Mr. Firth motioned for APPROVAL of lot combination request. There was a second by Mr. Rhoton.

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



Agenda #6:

Rezoning Application [PUD-12]

Mr. Lincoln Sallee of Collinsville, OK, the sole owner of the subject property, is requesting a review of their rezoning proposal from RS-3 (Residential Single Family High Density District) to PUD-12 (Planned Unit Development) for their property that is a part of the north half (N/2) of the north half (N/2) of Section thirty (30), Township twenty-two (22) North, Range fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

The staff report was presented by the City Planner, Jessi Stringer: *“The City Staff recommends the Commissioners APPROVE the applicant’s request for a PUD. The request is noninvasive and matches typical characteristics that we see throughout most RS-3 subdivisions in Collinsville. Despite the 5’-0” side yard setback request, all remaining elements of the neighborhood meet all of the requirements in the City of Collinsville codes. The City Engineer has also noted that this alteration from RS-3 straight zoning to a zone that permits 5’0” side yard setbacks will not change the hydrology of the site.”*

**Ms. Stringer also provided the Commissioners with a detailed timeline of all Georgetowne-related matters from 2020-today. Since the writing of these minutes, the timeline has been updated to include the outcome of this meeting as well as the following meetings. Please see the last page of these meeting minutes to review that timeline. **

Chairman Savage invited the applicant to approach the podium.

Mr. Lincoln Sallee shared with the Commissioners that this will only change the side yard setbacks and all other features discussed in previous meetings will remain unchanged.

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

Mr. David Bishop approached the podium and shared that the developer had stated at previous meetings that there would be a privacy fence around the development. He stated that he thought these lots would be larger, similar to Stonegate’s lot sizes. He stated that he was promised the electric would be placed underground. He also wanted to ensure that there would be a secondary point of access onto HWY 20.

Ms. Nicole Watts with Wallace Design Collective, a representative of Mr. Lincoln Sallee, approached the podium and stated that all of Mr. Bishop’s statements were true, including a 6’-0” high privacy fence, and are all still a part of the plan for Georgetowne, except for Mr. Bishop’s concern regarding the larger lot sizes. She explained that the lot sizes were initially meant to be larger lots when the applicant drafted his first PUD proposal in 2020. When that PUD proposal was denied, he decided to keep the design simple and proposed straight, RS-3 zoning, which was approved by the City Commission in the fall of 2020. She noted that this new PUD would still reflect RS-3 zoning, except for the 5’-0” and 5’-0” side yard setback request, pending approval.

Mr. Lincoln Sallee approached the podium again and reiterated Ms. Watts’ comments and explained why they resubmitted for an RS-3 zoning after the first PUD was denied in 2020.

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Mr. Bishop thanked the developer for clarity.

Mr. Craig Stokes, the Assistant City Manger and Public Works Director reiterated that the electric will indeed be placed underground.

Mr. Bishop approached the podium again as he remembered another request from the Stonegate residents from 2020. He mentioned that there was discussion regarding the amount of brick on the homes, which was intended to be no less than 50% of brick.

Ms. Watts with Wallace Design Collective confirmed that the brick amount on the homes is still intended to be 50% or greater.

With no further comments or questions from the public, Mr. Rhoton motioned for APPROVAL of the rezoning overlay request of PUD #12. There was a second by Chairman Savage.

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

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Agenda #7:

Preliminary Plat Application | Georgetowne Subdivision | Revision with PUD #12 overlay

From Mr. Lincoln Sallee, requesting a review of their revised preliminary plat for the Georgetowne subdivision. The parcel to be reviewed is a tract of land part of the north half (N/2) of the north half (N/2) of Section thirty (30), Township twenty-two (22) North, Range fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

The staff report was presented by the City Planner, Jessi Stringer: *"The City Staff recommends the Commissioners APPROVE the applicant's request for this preliminary plat. The plat, though revised in a minor manner, still matches the original plat almost entirely side from the side yard setback request of 5'-0" and 5'-0"."*

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

With no further comments from the public, Chairman Savage motioned for APPROVAL of the revised preliminary plat for Georgetowne Subdivision. There was a second by Mr. Caudill.

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

Adjourned at 7:05 PM

Chairperson: Jessi Stringer
- CITY PLANNER

Date: 10/19/23

GEORGETOWNE TIMELINE

- **7/16/2020** (Planning Commission)
 - PUD version #1 submitted to PC
 - ACTION: TABLED (Applicant was absent – too many questions from public left unanswered)
 - Preliminary plat with PUD zoning version #1 submitted to PC
 - Action: DENIED (Applicant was absent – too many questions from public left unanswered)

- **8/20/2020** (Planning Commission)
 - Rezoning property to RS-3
 - Action: APPROVED
 - Preliminary plat with RS-3 zoning version #2 submitted to PC
 - Action: APPROVED WITH CONDITIONS (Privacy fence on south boundary and other sides, investigate moving 104th egress to the north, and require that all electric be placed underground)

- **9/21/2020** (City Commission)
 - Rezoning property to RS-3
 - Action: APPROVED

- **8/20/2021** – *The approved preliminary plat version #2 passes it's 1-year mark. Plat expires. Must reapply.*

- **2/17/2022** (Planning Commission)
 - Preliminary plat with RS-3 zoning version #3 submitted to PC (Similar to plat approved 2 years prior, but with less lots)
 - Action: APPROVED

- **February 2021-September 2023** – *Construction is occurring on the site after the civil drawings were approved by the City Engineer and supporting staff)*

- **2/17/2023** – *The approved preliminary plat version #3 passes its 1-year mark. Plat expires. Must reapply. Developer tells City Planner that he plans to reapply around the same time he applies for final plat in the Fall of 2023. Tells City Planner he plans to amend the preliminary plat slightly to accommodate his builders who want to build homes with 3-car garages. (5'-0" side yard setbacks are required in order to achieve this).*

- **9/21/2023** (Planning Commission)
 - PUD version #2 submitted to PC
 - Action: APPROVED
 - Preliminary plat with PUD zoning version #4 submitted to PC
 - Action: APPROVED

- **10/11/2023** (Planning Commission SPECIAL MEETING)
 - Final Plat to PC
 - Action: APPROVED

- **10/16/2023** (City Commission)
 - PUD version #2 submitted to CC
 - Action: APPROVED
 - Final Plat to CC
 - Action: APPROVED