

**Collinsville Board of Adjustment
Minutes of October 9, 2017
Regular Meeting**

The meeting was called to order at 6:00 p.m.

Roll Call:

Wood	Present
Branen	Present
Weaver	Absent
Goad	Present
Henderson	Absent

The minutes of August 14, 2017 were presented. After discussion, a motion was made by Wood and seconded by Branen to approve the minutes. A roll call vote on the motion was recorded as follows:

Wood	Yes
Branen	Yes
Goad	Yes

The motion carried.

PUBLIC HEARING

As the applicant for CBOA-295 was not present the Chair began the hearing for the next case.

CBOA-296 Aaron Gaddy – Lot 11, Block 1, Collinsville Industrial Park Replat, east of North 103rd East Avenue, north of East 126th Street North, Variance of Chapter 17 Landscape Requirements of the Collinsville Zoning Code.

The applicant, Aaron Gaddy, discussed his request. He said he did not intend to not put in landscaping, but to decrease the number of trees required per the approved site plan. He said none of the other surrounding parcels had trees or landscaping. He wanted to phase landscaping in as the site developed. This area where aluminum and titanium products are made for the aerospace industry was not highly traveled. He wanted to delete a tree required near the parking as the septic system would need to be put in its place. Roots would create a problem. A corner tree would interfere with site distance.

John Dix stated that he owned the property south of the proposal, called Prairie Lane Farms. He had been a site planner for Quik Trip for 37 years and is a Tulsa Metropolitan Area Planning Commissioner. He said he did not see a good excuse for not putting in the trees as required. Mr. Dix felt this was not a reasonable request.

The Board members discussed the case and visibility on site corners and how the trees would interfere with part of the septic system. Existing fences and access to the site were discussed.

The staff report was read.

After further discussion about the proposed site plan, Ms. Goad made a motion to approve the request with the elimination of the 2 center islands in front of the building and the corner tree on the site plan on the southwest corner. Trees would be phased in as the site developed. Planting trees in easements is frowned upon. Mr. Wood seconded the motion. A roll call vote on the motion was recorded as follows:

Wood	Yes
Branen	Yes
Goad	Yes

The motion carried.

CBOA-295 Smalygo Properties – East of Yale Avenue, north of North 136th Street, in proposed Hollow Creek Extended and Cooper Crossing Extended II subdivisions. Variance of Section 430, Bulk and Area Requirements for Residential Districts, of the Collinsville Zoning Code.

The applicant explained his request. He said two previous planners had dealt with him on using RE (residential estate) zoning and that there had been another old board of adjustment case on the property. He had bought additional lots in the additions. The variances were for lot size and lot frontage setbacks. The design for the homes had already been established.

Mr. Bill Krawcyruck spoke to the Board. He was concerned about the size and quality of the homes being consistent with existing homes. Mr. Smalygo stated that he would be the only builder in the additions.

Mr. Ray Jackson was concerned about construction traffic tearing up existing streets. He said the roads in Hollow Creek were already crumbling. He thought the streets were private and questioned if the City would take over and maintain the streets. Mr. Smalygo stated that the streets were public and had been built and bonded properly.

The staff report was discussed.

Mr. Smalygo said he had started the plans with the previous planner. He felt the Board of Adjustment route would be simple. Mr. Wood questioned how many lots were requesting variances out of the 70 lots proposed and determined it would be about 20 percent.

Ryan McCarty, consulting engineer for Smalygo properties, discussed pie shaped lots and the deep depth of the lots on cul-de-sacs in the additions.

Dorothy Stacy of the Hollow Creek Addition expressed concern about the streets and construction traffic.

After further discussion, Ms. Goad made a motion to approve the request. Mr. Branen seconded the motion. A roll call vote on the motion was recorded as follows:

Wood	Yes
Branen	Yes
Goad	Yes

The motion carried.

ADJOURNMENT

Ms Goad made a motion to adjourn the meeting. Mr Wood seconded the motion. The meeting was adjourned by unanimous vote at 6:55pm.

APPROVE:

Connie Goad

11-13-17

Chairperson
Connie Goad

Date