

Collinsville Planning Commission

Minutes of December 21, 2017 6:30PM

The meeting was called to order at 6:30 p.m.

Roll Call:

Ellis Holly	Present
Dee Sink	Present
Larry Uhl	Present
Kathy Franklin	Absent
Adam Steidley	Present

The minutes of November 16, 2017 were presented. After discussion, a motion was made by Sink and seconded by Steidley to approve the minutes as presented. A roll call vote on the motion was recorded as follows:

Hollis	Yes
Steidley	Yes
Sink	Yes
Uhl	Yes

The motion carried.

PUBLIC HEARING

Rezoning Request CZ-201 – Buford Williams, South of southeast corner of East 146th Street North and North Sheridan Road, 70 acres

The staff report was delivered. The Commissioners discussed the RE (residential estate) zoning requested.

Commissioner Sink made a motion to approve the rezoning. Mr. Steidley seconded the motion. A roll call vote on the motion was recorded as follows:

Holly	Yes
Steidley	Yes
Sink	Yes
Uhl	Yes

The motion carried.

Rezoning Request PUD-7 – Buford Williams, South of southeast corner of East 146th Street North and North Sheridan Road, 70 acres

The staff report was read. The Commissioners discussed the proposed PUD.

Mr. Kou Xlong, 111715 North Sheridan Road, will be surrounded by the subdivision and spoke to the Commission. He wanted a fence to be put around his existing tract by the developer. It was explained to him that he could put up a fence for his property.

Mr. Jason Compton, 6946 East 144th Street North, spoke to the Commission and asked about the size of lots proposed and was very concerned about existing drainage issues in the Cooper Mill Addition

where he lives north of the proposed development. Concern was expressed about the proposed development causing further drainage issues.

Commissioner Steidley asked about the percentage of masonry on the houses in the proposed development and about the types of fencing proposed. The developer, Susie McCaunaghie, agreed to use 75% masonry rather than the 50% proposed. Types of fences were discussed.

After further discussion, Ms. Sink made a motion to approve the PUD with the changes agreed upon including 75% masonry for houses and allowing wood and black vinyl wrapped fences only.

A roll call vote on the motion was recorded as follows:

Holly	Yes
Steidley	Yes
Sink	Yes
Uhl	Yes

The motion carried.

Preliminary Plat – The Homestead, Buford Williams, South of southeast corner of East 146th Street North and North Sheridan Road, 70 acres

The staff report was read. The Commissioners discussed the plat.

Mr. Jason Compton again expressed his concerns about the drainage in the area. Mr. Jesse Strahn, 6926 East 144th Street North, also expressed concern about existing drainage problems and possible future

worsening conditions with the new development. Joe Kelley, engineer for the new development, discussed drainage plans for the development. No additional water above what is existing would be allowed to be put on nearby property through the new development. The City Public Works department and the City consulting Engineer would be reviewing drainage hydrology reports and drainage plans for approval.

Mr. Kyle Smalygo spoke to the Commission and said that the most extensive problem out there is the drainage and detention concerns. He had developed property in the area and worked through FEMA, elevation certificates, and those processes for making sure houses were out of the floodplain.

After further discussion Commissioner Sink made a motion to approve the Preliminary Plat with the recommendation that the City Engineer cautiously revisit drainage in the area and Lot 22, Block 2 especially near the proposed Reserve Area. Mr. Steidley seconded the motion. A roll call vote on the motion was recorded as follows:

Holly Yes
Steidley Yes
Sink Yes
Uhl Yes

The motion carried.

Annexation Request – Eddie James, West of northwest corner of East 136th Street North and Highway 169, 3 acres

The staff report was read. Mr. Eddie James, the applicant was present at the meeting.

After discussion Commissioner Sink made a motion to recommend approval of the annexation request. Mr. Steidley seconded the motion. A roll call vote on the motion was recorded as follows:

Holly	Yes
Steidley	Yes
Sink	Yes
Uhl	Yes

The motion carried.

Modification to Subdivision Regulations, Request for Cherry Creek Subdivision, West of North Memorial Drive on the south side of Highway 20 (East 146th Street North), 80 acres

The Commissioners reviewed the case material and heard the staff report. It was unusual for a modification request to come separately and after the Preliminary Plat approval. The requests concerned a modification to streets from the minimum 26 feet to 24 feet and modifications to drainage requirements especially in regards to spacing between drainage inlets. Staff had concerns about varying the 26 foot standard for safety concerns with the inability to properly enforce parking standards on lesser sized streets, and the City Engineer had stated that for the amount of runoff expected in this region, a runoff length for inlets should not exceed 700 linear feet.

Steven Hollabaugh, P.E., C.F.M., McClelland Consulting Engineers, INC., spoke to the Commission about the modification requests. He said he

had taken an oath as a professional engineer to ensure public safety. He talked about what was being implemented in Tulsa and Tulsa County including “road diets” and talked about the ASHTO safety manual and pedestrian/vehicle safety. A 24 foot standard would increase open space. He said 9 to 12 foot lanes were typically used. A 26 foot street with 13 foot lanes could cause pedestrian safety complaints (crossing streets efficiently). Areas near Mingo Road are reducing street sizes. The City should put up “no parking” signs where needed to ensure proper vehicle flow. Streets would be curb and gutter. Drainage spacing of inlets could be up to 850 feet with no problem. Too many pipes added to maintenance problems.

Brian Green, developer for Cherry Creek also spoke to the Commission. He said it was not abnormal to have the 24 to 26 foot streets. Studies show the wider the street the faster you travel. He said he had been doing this for a long time and that pipes and inlets should be lessened. Mr. Green used the Preston Lakes Addition in Owasso as an example of failures in the past having to do with pipe sizes, swales, and inlets becoming clogged. He said there should be bigger size grates and Tulsa practices should be adopted. Every other standard will be met for the development. The City should enforce “no parking” on the streets.

The Commissioners expressed their agreement that the City staff had concerns about safety and their concerns should be recognized. Concern was expressed that ambulances and fire trucks could not make it to those in need quickly in Additions with 24 foot streets now due to residents parking on both sides of existing streets.

Mr. Kyle Smalygo spoke to the Commission. He said he had built 24 foot streets but that they are a burden and problem for the City and staff.

Speeds traveled on the roads may be 40 miles per hour in some areas. Improvements could be considered for future changes.

After further discussion, Commissioner Sink made a motion to not approve the 24 foot street request due to concerns about safety for the Cherry Creek Addition. Mr. Uhl seconded the motion. A roll call vote on the motion was recorded as follows:

Holly Yes
Steidley Yes
Sink Yes
Uhl Yes

The motion carried.

Ms. Sink made a motion to approve the drainage modification with the City Engineer being exceedingly comfortable with this and his oversight and per his 700 foot recommendation to his approval of what he thinks is appropriate. Mr. Holly seconded the motion. A roll call vote on the motion was recorded as follows:

Holly Yes
Steidley Yes
Sink Yes
Uhl Yes

The motion carried.

Ms. Sink made a motion to adjourn. Mr. Holly seconded the motion. The meeting was adjourned by unanimous vote at 7:50pm.

Ell B. Holly

Chairman

1-18-2018

Date