

Collinsville Planning Commission

Minutes of March 15, 2018 6:30 PM

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

Roll Call:

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

The minutes of February 15, 2018 were presented. After discussion, a motion was made by Uhl and seconded by Sink to approve the minutes as presented. A roll call vote on the motion was recorded as follows:

Steidley	Yes
Sink	Yes
Uhl	Yes
Bradley	Yes

The motion carried.

PUBLIC HEARING

Site Plan – Reed Brothers Storage, South of the southeast corner of East 146th Street North (Highway 20) and Sheridan Road, 1 acre

The staff report was presented. The applicant, Robert Reed, and Teresa Davison, Heithaus Engineering, consulting engineer, described the project for the new mini-storage and answered questions from the commissioners. Some of the neighbors had been told about the project by the applicant. There are 97 planned units, with 18,000 square feet proposed. They were hopeful for the homeowners' in the area business and road noise might be lessened with the project.

After further discussion, Mrs. Bradley made a motion to approve the site plan with the rural water district comments being taken care of. Mrs. Sink seconded the motion. A roll call vote on the motion was recorded as follows:

Bradley	Yes
Uhl	Yes
Sink	Yes
Steidley	Yes

The motion carried.

Rezoning Request CZ-206 – Ford Land Development, L.L.C., North of 146th Street (Highway 20) between Collinsville High School and North Blackjack Lane, 43 acres

The staff report was delivered. Commissioner Sink recused herself. Jeff Tuttle, consulting engineer, stated that the rezoning for all the land in the proposed Edgewood Estates Addition was requesting RE (residential estate) zoning to make sure it was all included. Some of the existing zoning was already RE.

Mr. Garrett, City Commissioner, 501 North 19th Street, asked about the separate rezoning cases. The City Planner explained that the way the Zoning Code is in Collinsville, there is an underlying straight zoning and

then a Planned Unit Development specific overlay zone if a PUD is requested.

Mr. Darrin Tyrrell, 1489 North 28th Street, spoke to the Commission. He was concerned about the street to the Wood View Addition. He wanted a crash gate. His concerns were more directed to the proposed subdivision plat. Mr. John Rinkenbaugh spoke to the Commission about drainage overflows in the spring for the area west of the pond on the Sallee property. This issue also related to the plat on the agenda.

The Commissioners discussed the half acre lots proposed for the RE zoning requested. After further discussion, Mr. Uhl made a motion to approve the rezoning requested. Mrs. Bradley seconded the motion.

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

Uhl Yes
Bradley Yes
Steidley Yes

The motion carried.

Rezoning Request – PUD 9 – Ford Land Development, L.L.C., North of 146th Street (Highway 20) between Collinsville High School and North Blackjack Lane, 43 acres

The staff report was presented. Jeff Tuttle, consulting engineer for the rezoning, detailed the PUD requirements. Mr. Darrin Tyrrell, 1489 West 28th Street, asked questions about access to the Wood View Addition. Corrine Tyrrell, 1265 North 28th Street asked questions about the

proposed covenants she had received a copy of and expressed concern about the development.

After further discussion by the Commissioners, Mrs. Bradley made a motion to approve PUD 9 per staff recommendation. Mr. Steidley seconded the motion.

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

Uhl Yes
Bradley Yes
Steidley Yes

The motion carried.

Edgewood Preliminary Plat- North of 146th Street (Highway 20),
between Collinsville High School and North Blackjack Lane, 43 acres

The staff report was presented. The eighteen conditions recommended for the Preliminary Plat were reviewed. The City Planner stated that many of these items had been accomplished.

Jeff Tuttle, consulting engineer for the project, said that the 1700 square foot minimum house size had been changed to 1900 square feet and that there would be a 75% masonry requirement. They will comply with all requirements. The drainage will need to be worked out. A dedicated drainage easement could be dedicated to the City of Collinsville

Gerry Garrett, City Commissioner, 501 North 19th, stated that he is the City Commissioner for the Ward and that he lives in Mallard Landing. He said that things were not taken care of. He talked about his own

case where a church is infringing on his property and that things were supposed to have been moved over. He said the planning commission did not follow through.

Concern was expressed about the drainage in the area. It was stated that water was not taken care of at Black Jack Court and that the pond had to be created for drainage.

Commissioner Uhl said that this is a preliminary plat and things can change. Mrs. Bradley said that the City Inspectors and degreed personnel will be relied upon to make sure the drainage, etc. are adequate. Mr. Uhl said he had been on the planning commission for 10 years and had never had a complaint so why has it taken Mr. Garrett so long to come to the Commission. Mrs. Bradley said that if all the preliminary plat conditions are not met, then the Final Plat will not be approved.

Mr. Garrett stated that the plat he was talking about had been approved at this level. Mr. Martin Brown said he wanted to separate out the Wood View Addition. Use Union Street. He was not opposed to new houses. Edgewood could be phased differently into separate additions. Ms. Melanie Bischoff, 1252 North 28th Street (Springfield, Mo.) was concerned about water and drainage and the retention ponds. The consulting engineer had said they will drain the pond, etc. and this will breed mosquitos and flood drives.

Mr. Uhl was favorable toward the plat and the conditions recommended but he had to leave the meeting as he was called to go to work. He apologized to the citizens and the planning commissioners. Commissioner Sink stepped back up to the dias and a quorum was maintained. She expressed concern about traffic, big speed bumps,

turning the area into a race track. Fire access could be allowed but not the proposed accesses.

Mrs. Bradley said the issue could be tabled until next month.

Susie McConahie , marketer and developer for the project, said that they could not wait another 30 days. She said this was a public street and was stubbed out from the Wood View Addition for future development, for emergency safety. There will be another emergency access through the “old dairy house” and it will be a right of way. For high school traffic and safety the traffic is welcome through this new Edgewood Addition. A new sidewalk will be provided and tied to the school.

Commissioner Sink was concerned about the traffic really picking up in her area.

The planned changes to Highway 20 with ODOT were discussed briefly.

Gavin Hunt asked about the new Addition tying onto City water and making the smell, mold and pressure worse.

Harold Call, Fire Chief, spoke about the fact that he would check the water pressure. He said the Fire Code dictated that there had to be two accesses with the new Addition. Mrs. Bradley asked about if there has been problems and the Chief had not experienced pressure problems in the months that he has been here. The streets need to meet the Universal Standards and 30 lots and over need access per Code.

Mrs. Bradley talked about traffic patterns and how people would take their kids to school and how teen age drivers would drive. When more

lots were developed, traffic concerns might be looked at if problems actually do develop.

The City Engineer, Dale Seaton, with Holloway, Updike and Bellen, Inc. said that where the entrances and exits are required as planned because it is such a long subdivision length and the required distance for each 30 lots developed. Per the Fire Code this is recommended. The City had looked at a crash gate. It affects all public vehicles. Doubling back on public services would cost time, cost, etc. The developers will loop the water line which will make the water better and avoid dead end lines and take care of the mold and make the pressure better. Collinsville is working on the water.

A majority of those present raised their hands when asked if they wanted speed bumps and crash gates. The road should be repaved at 156th Street.

Susie McConahie said the Home Owners' Association would have strict rules.

James Harman, 2511 Blackjack Court, stated that all overflow from the Salee pond goes onto his property. Commissioner Steidley stated that you cannot put any more water on your neighbor. Mrs. Bradley said there would have to be a whole different study on the drainage done before the Final Plat was approved.

A man who identified himself as Jeff (he did not sign in) said that he lives in the Wood View neighborhood and asked if a topographic survey had been done. Concern about drainage was expressed. The Sallee pond would need to be fixed and strengthened.

Connie Tyrrell wanted to know if more police and fire personnel would be hired for safety.

Commissioner Sink expressed concern about maintenance of streets. She said she knew that Lincoln Crest had problems. The streets need to be taken care of.

Commissioner Steidley asked if the developer would be open to screening fences on the perimeter of the lots, especially those backing up to the schools and other houses. Susie McConahie stated they would consider it.

Commissioner Bradley discussed the process for the preliminary and final plats. Reports would be started per preliminary plat approval. She made a motion to approve the Preliminary Plat with all the 18 recommendations of the City to be addressed and cleared up before it comes back to the planning commission. Mr. Steidley seconded the motion.

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

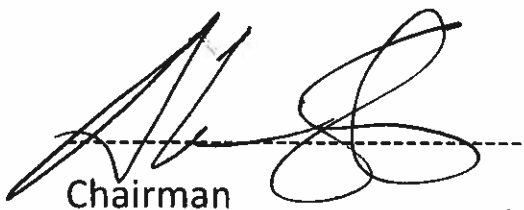
Bradley Yes

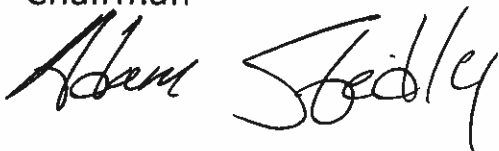
Steidley Yes

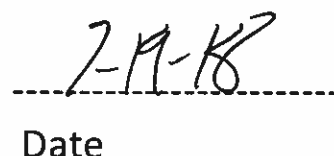
Sink Abstain

The motion carried.

Mr. Steidley made a motion to adjourn the meeting. Mrs. Bradley seconded the motion. The meeting was adjourned at 8:25 pm by unanimous vote.


Chairman




Date