

- A. **Call to Order:** Chairman James Milner called meeting of the Board of Zoning Adjustment to order at 6:00 p.m.

Roll Call: Board Members present: Michael Phillips, James Walker, Lloyd Caldwell, Frank Mociwnik, Darrin Brock and Carla Butler. We had quorum.

- B. **Invocation:** Darrin Brock, Chairman
- C. **Pledge of Allegiance:** Chairperson James Milner
- D. **Approval of Minutes:**

Motion was to approve April 23, 2019 Minutes.

Motion: James Walker

Second: Darrin Brock

Vote Aye: Mociwnik, Milner, Butler, Walker, Caldwell, Brock, Phillips

Vote Nay: None

Motion to approve Minutes April 23, 2019 approved.

- E. **New Business:**

8727 Ladelle Avenue - Variance

Sharon Harp, 9209 Brown Road, requested moving a house onto 8727 Ladelle Avenue. Ms. Harp had previously cleaned up the property when she purchased it. The house will be renovated and the property will be landscaped. An existing trailer on the property will be removed to make room for the house.

Public Hearing: Open: 6:04 Close: 6:12

Stan Aka, 1905 Ladelle Avenue, spoke against the variance. He was concerned about increased traffic on a section of road (.3/mile) that was unpaved. He was not opposed to the house being moved onto the property.

Dan Sarrano, partner with Stan Aka, opposed the variance for the same reasons stated above. He also brought to the Commissioners' attention that Waste Management trucks and other vehicles created congestion in this area and caused damage to the road.

David Boatright, 688 Ladelle Road, stated he cleaned up the property up to Monroe. The property was mowable. The road was more of a boulevard now compared to what it had been and that it was a good hard surface like in the 1950's. He knows the family of 8727 Ladelle and had no objection to their doing this project.

Motion to approve 8727 Ladelle Avenue – Variance as requested.

Motion: Darrin Brock

Second: James Walker

Vote Aye: Mociwnik, Milner, Butler, Walker, Philips, Caldwell, Brock

Vote Nay: None

Motion to approve 8727 Ladelle Avenue – Variance as requested passed.

Timber Ridge Subdivision Phase II – Bellview Street

Joey Ingle, Sand Creek Engineering, represented DTG Investments (Doug Gibson) who wanted a lot width reduction variance like the one granted for Phase I of this project. The proposed minimum lot width is 75' on typical lots and 56.7' measured at the setback line for the lots adjacent to the proposed Cul-de-Sac.

Public Hearing: Open: 6:19 Close: 6:20

Discussion between the commissioners and the applicant centered around whether his request would be better handled as a zoning request instead of a variance. A new zoning was established in April that

would possibly meet the needs of the project and a variance might possibly be unnecessary. Mr. Ingle asked that a vote for a variance be taken at this meeting as time was an important factor for the project.

Motion to approve Timber Ridge Subdivision Phase II – Bellview Street Variance as requested.

Motion: Darrin Brock

Second: Michael Phillips

Vote Aye: Mocivnik

Vote Nay: Milner, Butler, Walker, Philips, Caldwell, Brock

Motion to approve Timber Ridge Subdivision Phase II – Bellview Street Variance was not approved.

F. **Old Business:** None.

G. **Ruling of Staff Decisions and Clarification:** None.

H. **Adjourn:** Darrin Brock made the motion to adjourn and Michael Phillips made the second. All were in favor. Meeting adjourned at 6:30PM.

APPROVED:

James Milner, Chairman

ATTEST:

Elizabeth Estes, City Clerk

CITY OF LOWELL

BOARD OF ZONING ADJUSTMENT MEETING MINUTES

MAY 14, 2019