

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

Roll Call: Board Members present: Michael Phillips, James Walker, Bethany Rosenbaum, Frank Mocivnik, and Kendell Stucki. Carla Butler was absent. We had quorum.

- B. **Invocation:** Liz Estes, City Clerk
- C. **Pledge of Allegiance:** Chairman Darrin Brock
- D. **Approval of Minutes:**

Motion was to approve July 9, 2019 Minutes as written.

Motion: James Walker

Second: Kendell Stucki

Vote Aye: Mocivnik, Stucki, Walker, Phillips, Rosenbaum, Brock

Vote Nay: None

Motion to approve July 9, 2019 Minutes as written approved.

- E. **New Business:** None.

Rogers Warehouse Dev. LLC – Variance

Doug – Morrison Shipley – requested variance from the 25 feet side setback requirement for warehouse located at 513 S. Lincoln Street. A 0.15' or 1.8" encroachment into the 25' side setback at the southeast corner of the building was discovered when they started to sell the building. Requested a variance of the building's location and that it be approved to remain 24'-10.2" from the property line.

Public Hearing: Open: 6:04pm Close: 6:04pm

Motion to approve Rogers Warehouse Dev. LLC – Variance as presented.

Motion: James Walker

Second: Kendell Stucki

Vote Aye: Mocivnik, Stucki, Walker, Phillips, Rosenbaum, Brock

Vote Nay: None

Motion to approve Rogers Warehouse Dev. LLC – Variance passed.

Matrix Racquet Club - Variance

Barbara Hudson requested one of two variances: 1) Variance of Sec. 16-254 all off-street parking, driveways and loading spaces to be paved with asphalt, concrete or brick; 2) To allow the construction of all drivable surfaces on the property using TrueGrid to provide stormwater management plan throughout property.

Public Hearing: Open: 6:06pm Close: 6:10pm

Martha Brown, 606 N. Goad Springs Road, didn't see two options in her notification and asked if the TrueGrid would be used in place of a detention pond. She asked the requested variance be withdrawn and both options be sent out to appropriate landowners. She also said the property would not perk; area is a swamp; land fill had been brought in; and as it stands now water from the property will flood her children's property.

Nolan Jones, Building Services/Building Offices Director, City of Lowell, stated the parking lot could be TrueGrid but the main driveway must be asphalt.

Motion to approve Matrix Racquet Club – Variance for only area of parking lots and to snack shack with approval of fire chief and with approval of fire chief for other driveable areas.

Motion: Kendell Stucki

Second: Michael Phillips

Vote Aye: Stucki, Brock, Mocivnik, Walker, Phillips, Rosenbaum

Vote Nay: None

Motion to approve Matrix Racquet Club – Variance for only area of parking lots and to snack shack with approval of fire chief and with approval of fire chief for other driveable areas passed.

F. Old Business: None.

G. Ruling of Staff Decisions and Clarification: None.

H. Adjourn: Michael Phillips made the motion to adjourn and James Walker made the second. All were in favor. Meeting adjourned at 6:40PM.

APPROVED:

Darrin Brock, Chairman

ATTEST:

Elizabeth Estes, City Clerk

CITY OF LOWELL

BOARD OF ZONING ADJUSTMENT MEETING MINUTES

JULY 23, 2019