

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:36pm. An attendance sheet was included for visitors.

Roll Call: Board Members present: Frank Mocivnik, Tony Kaczoroski, Brian Clark, James Walaker, Chase Henrichs. Michael Phillips was absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of September 7, 2023 as written.

Motion: Commissioner Clark

Second: Commissioner Henrichs

Vote Aye: Mocivnik, Kaczoroski, Clark, Henrichs, Brock, Walker

Vote Nay: None

Motion to approve Minutes of September 7, 2023 as written were approved.

Public Forum: Open: 6:38pm Closed: 6:38pm

Old Business:

A – LAND DEVELOPMENT CODE AMENDMENT SEC 16-977 SUBDIVISION AND SINGLE-FAMILY DEVELOPMENT STANDARDS – UTILITY COMPANY

A public hearing was held at the September 7, 2023 Planning Commission meeting where the item was tabled until the September 18, 2023 meeting to give Commissioners time to assess the situation and visit subdivisions with the stand-alone meters.

The code amendment that was presented to the Commissioners is as follows:

No equipment related to providing utility services to a residence may be permanently placed between any façade of the primary structure and a road right-of-way or public access easement, unless it is green in color and no taller than 18”.

After some discussion, Commissioners agreed to the following modification of utility equipment:

No equipment related to providing utility services to a residence may be permanently placed between any front façade of the primary structure and a road right-of-way or public access easement. Meters shall be attached to the primary structure.

Motion to recommend to city council to approve Land Development Code Amendment Sec 16-977 Subdivision and Single-Family Development Standards – Utility Company.

Motion: Commissioner Clark

Second: Commissioner Kaczoroski

Vote Aye: Mocivnik, Kaczoroski, Clark, Henrichs, Brock, Walker

Vote Nay: None

Motion to recommend to city council to approve Land Development Code Amendment Sec 16-977 Subdivision and Single-Family Development Standards – Utility Company approved.

New Business:

A – GREENWAY CENTER, LLC – CONDITIONAL USE PERMIT – N GOAD SPRINGS ROAD

Applicant requests a conditional use permit for the use of an auditorium/conference center. Avad3 is a current Lowell business on Presidential Dr. The business has outgrown its space and is looking

to add an auditorium/conference space to their venue. The business will be located on a collector street (3 lanes), which should provide sufficient access. The use to the north of the proposed location is the Board of Realtors, a gathering space for realtors and classes. The use to the south is a grocery store with higher traffic volume. The auditorium/conference center will be used to stage events, with overflow parking on grassy area next to the building.

Public Hearing: Open: 7:00pm Close: 7:00pm

Motion to approve Greenway Center, LLC – Conditional Use Permit with overflow parking maintained in vegetative state and to staff satisfaction.

Motion: Commissioner Clark

Second: Commissioner Henrichs

Vote Aye: Kaczoroski, Mocivnik, Henrichs, Brock, Clark, Walker

Vote Nay: None

Motion to approve Greenway Center, LLC – Conditional Use Permit with overflow parking maintained in vegetative state and to staff satisfaction approved.

Planning Staff Items: Next PC Meeting 10/02/23

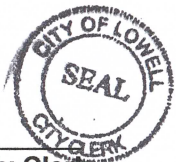
Discussions:

- Fall Clean Up, September 30, 2023. 9am – 33pm
- Touch -A-Truck, October 14, 2023, 10am – 2pm
- Tree Giveaway, October 7, 2023, 8am – 12pm or until trees are gone

Adjourn: Motion to adjourn made by Commissioner Chase Henrichs and second by Commissioner Tony Kaczoroski. All were in favor. The meeting adjourned at 7:10pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman

