

**Invocation:** Chairman Brock

**Pledge of Allegiance:** Chairman Brock

**Call to Order:** Chairman Brock called the Planning Commission Meeting to order at 6:00pm. An attendance sheet was included for visitors.

**Roll Call:** Board Members present: Darrin Brock, Brian Clark, Frank Mocivnik, Tony Kaczoroski, Michael Phillips, and Chase Henrichs were present. James Walker was absent. We had quorum.

**Approval of Minutes:**

**Motion to approve PC Minutes of November 7, 2022,**

**Motion:** Commissioner Phillips

**Second:** Commissioner Henrichs

**Vote Aye:** Brock, Mocivnik, Kaczoroski, Phillips, Henrichs

**Vote Abstain:** Clark

**Vote Nay:** None

**Motion to approve PC Minutes of November 7, 2022 were approved.**

**Public Forum:** Open: 6:02 Closed: 6:02pm

**Old Business:** None.

**New Business:**

**Wanda Stone – Lot Split – Lot Combination Parcel 12-02615-000, 12-02612-000, 12-02611-000 - 504 Puppy Creek Rd.**

Ricky Hill represented the Wanda Stone Trust which owns three parcels of land. They have requested to split one parcel of land and combine the land from the split to a second parcel of land.

**Motion to approve Wanda Stone – Lot Split – Lot Combination Parcel 12-02615-000, 12-02612-000, 12-02611-000.**

**Motion:** Commissioner Mocivnik

**Second:** Commissioner Phillips

**Vote Aye:** Kaczoroski, Henrichs, Mocivnik, Clark, Brock, Phillips

**Vote Nay:** None

**Motion to approve Wanda Stone – Lot Split – Lot Combination Parcel 12-02615-000, 12-02612-000, 12-02611-000 approved.**

**Seelye– Conditional Use Permit – Parcel 12-02098-000.**

Hannah Seelye requested a conditional use permit for the use of an Airbnb at 802 Topaz St. This home is currently a single-family home and is located in the middle of a single-family subdivision.

**PUBLIC HEARING: OPEN 6:06PM CLOSED: 6:06PM**

**Motion to approve Seelye - Conditional Use Permit - Parcel 12-02098-000.**

**Motion:** Commissioner Clark

**Second:** Commissioner Kaczoroski

**Vote Aye:** Clark, Brock, Mocivnik, Kaczoroski, Phillips, Henrichs

**Vote Nay:** None

**Motion to approve Seelye - Conditional Use Permit - Parcel 12-02098-000 approved.**

**Lowell Commerce – Large Scale Development – Parcel 12-00229-042**

Courtney Austin presented an application for a large scale development. The applicant has worked through the tech plat review and has met most comments. Applicant will work with engineer to finalize comments for a spillway.

**Motion to approve Lowell Commerce – Large Scale Development – Parcel 12-00229-042.**

**Motion:** Commissioner Mocivnik

**Second:** Commissioner Phillips

**Vote Aye:** Henrichs, Mocivnik, Clark, Brock, Phillips, Kaczoroski

**Vote Nay:** None

**Motion to approve Lowell Commerce – Large Scale Development – Parcel 12-00229-042 approved.**

**Planning Staff Items:** Next PC Meeting 12-05-22

**Discussions:** The annual Lowell Christmas parade and tree lighting ceremony is scheduled for December 3<sup>rd</sup> beginning at 5pm. The parade route and information can be found online at [www.lowellarkansas.gov](http://www.lowellarkansas.gov). The tree lighting ceremony will take place at Heritage Park on Jackson St following the parade.

**Committee Reports:** None

**Adjourn:** Motion to adjourn made by Commissioner Chase and second by Commissioner Phillips. All were in favor. Meeting adjourned at 6:13pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
Darfin Brock, Chairman