

**Invocation:** Liz Estes, City Clerk

**Pledge of Allegiance:** Chairman Darrin 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, Chase Henrichs, and James Walker. We had quorum.

**Approval of Minutes:**

**Motion to approve PC Minutes of November 21, 2022,**

**Motion: Commissioner Clark**

**Second: Commissioner Henrichs**

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

**Vote Nay: None**

**Motion to approve PC Minutes of November 21, 2022 were approved.**

**Public Forum:** Open: 6:01 Closed: 6:02pm

**Old Business:** None.

**New Business:**

**ALEXANDER – TRACT SPLIT – 12824 FRISCO CEMETERY RD. AND 12828 FRISCO CEMETERY AND PARCEL 18-04083-002 AND PARCEL 18-04083-003**

Ricky Hill presented the tract split above. Two parcels of land located in Benton County, within the Lowell planning area boundary, have requested a tract split to divide the two parcels into five parcels. Each new parcel of land is directly connected to an access easement.

**Motion to approve Alexander – Tract Split – 12824 Frisco Cemetery Rd. and 12828 Frisco Cemetery Rd. – Parcel 18-04083-002 and Parcel 18-04083-003.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Alexander – Tract Split – 12824 Frisco Cemetery Rd. and 12828 Frisco Cemetery Rd. – Parcel 18-04083-002 and Parcel 18-04083-003 approved.**

**JB HUNT TRANSPORT, INC. – LARGE SCALE DEVELOPMENT – JB HUNT CORPORATE DR.**

Candice Anderson presented JB Hunt Transport – Large Scale Development. This is the first phase of a multi-phase large scale project. The first phase is a forcemain and utility relocation large scale to prepare the site for the future phases.

**Motion to approve JB Hunt Transport, Inc. – Large Scale Development – JB Hunt Corporate Dr.**

**Motion: Commissioner Phillips**

**Second: Commissioner Clark**

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

**Vote Nay: None**

**Motion to approve JB Hunt Transport, Inc. – Large Scale Development – JB Hunt Corporate Dr. approved.**

**Planning Staff Items:** Next PC Meeting 12-19-22

**Discussions:** None.


**Adjourn:** Motion to adjourn made by Commissioner Walker and second by Commissioner Phillips. All were in favor. Meeting adjourned at 6:08pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MINUTES

DECEMBER 5, 2022