

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

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

**Approval of Minutes:**

**Motion to approve Minutes of June 21, 2021 as written.**

**Motion: Commissioner Walker**

**Second: Commissioner Kaczoroski**

**Voice Vote Aye: Unanimous**

**Voice Vote Nay: None**

**Motion to Minutes of June 21, 2021 as written approved.**

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

**Old Business:** None.

**New Business**

**Justin Davis – Informal Plat – 1804 Ladell Ave.**

Applicant submitted an informal plat showing 30 acres divided into 3 lots. One lot was 2.68 acres and the other lots were around 6 acres each. Justin asked for a waiver to not pave the street to city standards. He will provide ROW to access all properties created by the split. The road will be able to stand 75,000# to allow for fire truck to access the properties.

**Motion to approve Justin Davis – Informal Plat and will pave access road to stand 75,000#.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Phillips**

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

**Vote Nay: None**

**Motion to approve Justin Davis – Informal Plat – 1804 Ladell Ave. and will pave access road to stand 75,000# approved.**

**Grant Place Flex Space – Large Scale Development – 205 Grant Place.**

Libby Topping presented LSD to build a 25,000' building, parking lot and landscaping and pond for drainage. She will work with engineer to complete one comment.

**Motion to approve Grant Place Flex Space - Large Scale Development and complete one outstanding comment by engineer.**

**Motion: Commissioner Phillips**

**Second: Commissioner Kaczoroski**

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

**Vote Abstain: Henrichs**

**Vote Nay: None**

**Motion to approve Grant Place Flex Space - Large Scale Development and complete one outstanding comment by engineer approved.**

**Lakewood Subdivision Phase 7 – Final Plat – Mt. Hebron Road**

Final Plat has received one comment from RWU requesting that the 911 address be shown on the plat. The development is ready for final approval contingent on the address being added, repair of trail and drainage.

**Motion to approve Lakewood Subdivision Phase 7 – Final Plat contingent on repair of trail and drainage and the 911 address be added to the plat.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Phillips**

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

**Vote Abstain: Henrichs**

**Vote Nay: None**

**Motion to approve Lakewood Subdivision Phase 7 – Final Plat contingent on repair of trail and drainage and the 911 address be added to the plat approved.**

**CRI Office Building – Large Scale Development – Lot 7 – Dillard Commercial Subdivision – W. Monroe Ave**

Justin Jorgensen presented LSD for which addressed all comments from Tech Plat Review. It is the second building presented for approval in this subdivision.

**Motion to approve CRI Office Building – Large Scale Development – Lot 7 – Dillard Commercial Subdivision - W. Monroe Ave.**

**Motion: Commissioner Kaczoroski**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve CRI Office Building – LSD – Lot 7 – Dillard Commercial Subdivision - W. Monroe Ave. approved.**

**Crescent View Subdivision Phase II – Preliminary Plat – 416 Mt. Hebron Rd.**

Patrick Foy presented preliminary plat with RWU approval with conditions and the playground details for the park space as requested.

**Motion to approve Crescent View Subdivision Phase II – Preliminary Plat – 416 Mt. Hebron Rd.**

**Motion: Commissioner Phillips**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Crescent View Subdivision Phase II – Preliminary Plat – 416 Mt. Hebron Rd. approved.**

**Apple Blossom Industrial Park Phase II – Large Scale Development – E. Apple Blossom Ave.**

Patrick Foy presented LSD and all conditions have been met. The Developer will provide the FEMA, COE, and SWU approvals. The development is working through requested approvals. Latest status of their request: The development has provided a sealed engineer's estimate, Letter of Assurance, and the Letter of Credit as requested by the city engineer. The development has satisfied the engineering comments for the project under three conditions of approval. (i) Approval CLOMR and 404 Permits will be required prior to commencing any work within the floodway (ii) A LOMR must be submitted to FEMA prior to issuance of a certificate of occupancy. (iii) the City of Lowell will hold the Letter of Credit until the LOMR has been approved by FEMA.

**Motion to approve Apple Blossom Industrial Park Phase II – Large Scale Development with staff requirements listed above.**

**Motion: Commissioner Phillips**

**Second: Commissioner Heinrichs**

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

**Vote Nay: None**

**Motion to approve Apple Blossom Industrial Park Phase II – Large Scale Development with staff requirements listed above approved.**

**Planning Staff Items: Next PC Meeting 7/19/21**

**Discussions:** Discussion about bees will be coming back.

**Committee Reports: None**

**Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 6:25pm.**

ATTEST:

APPROVED:

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Elizabeth Estes, City Clerk

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Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

JULY 8, 2021

DRAFT