

(MEETING DATE CHANGED FROM FEBRUARY 24TH TO FEBRUARY 28TH
DUE TO INCLEMENT WEATHER)

Call to Order: Co-Chairman Michael Phillips called the Planning Commission Meeting to order at 6:18pm. Chairman Darrin Brock was absent. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of February 7, 2022 as written.

Motion: Commissioner Walker

Second: Commissioner Clark

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

Voice Vote Nay: None

Motion to approve Minutes of February 7, 2022 were approved.

Public Forum: Open: 6:20pm Closed: 6:20pm

Old Business: None

New Business:

CRAFTON TULL – PUBLIC HEARING – CONDITIONAL USE PERMIT 899 - S. BLOOMINGTON ST.

Taylor Lindley, from Crafton Tull, requested an amendment to an existing conditional use permit for Penske Truck Leasing at 899 S. Bloomington St. to include Penske adding semi-truck repair, service, renting and leasing to the previously approved conditional use permit.

Public Hearing: Open: 6:22pm Close: 6:22pm

Motion to approve Crafton Tull – Conditional Use Permit – 899 S. Bloomington St.

Motion: Commissioner Clark

Second: Commissioner Kaczoroski

Vote Aye: Walker, Clark, Mocivnik, Phillips, Kaczoroski

Recuse: Henrichs

Vote Nay: None

Motion to approve Crafton Tull – Conditional Use Permit – 899 S. Bloomington St. approved.

MATRIX RACQUET CLUB – PUBLIC HEARING – CONDITIONAL USE PERMIT – 1219 MILLS LANE

Barbara Hudson asked for an amendment to an existing conditional use permit. Matrix has a current conditional use permit for a sports complex. She would like to extend this use to include events, such as a typical event center. When the large scale for the Matrix was approved, they were directed to use Mills Lane as a construction access. The Street Department has been hard at work building Zion Church. They expect to have gravel poured on the road by early March. There is no set date for pavement to the road. It is recommended by staff that if the event center is approved, that access be required from Zion Church Ave. Mills Lane could not handle the increased traffic of an event center. Matrix would need a drive access constructed to Zion Church Ave. The development will need to meet the Fire Department standards for access and the access would need to be approved by the city engineer.

Public Hearing: Open: 6:24pm Close: 6:28pm

Motion to approve Matrix – Conditional Use Permit contingent on facility being accessed by Zion Church Ave. and constructing their drive entrance connecting to Zion Church Ave. to meet Fire Department Standards. The access must be approved by the City Engineer.

Motion: Commissioner Kaczoroski

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve Matrix – Conditional Use Permit contingent on facility being accessed by Zion Church Ave. and constructing their drive entrance connecting to Zion Church Ave. to meet Fire Department Standards. The access must be approved by the City Engineer.

Planning Staff Items: Next PC Meeting 03/07/22

Discussions: None

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Chase and second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 6:46pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Michael Phillips, Co-Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

FEBRUARY 28, 2022