

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

Invocation: Liz Estes, City Clerk

Pledge of Allegiance: Darrin Brock, Chairman

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

Approval of Minutes:

Motion to approve Minutes of March 21, 2022 as written.

Motion: Commissioner Clark

Second: Commissioner Mocivnik

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

Voice Vote Nay: None

Motion to approve Minutes of March 21, 2022 as written were approved.

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

Joe Rheingas was in favor allowing the staff to approve mobile food truck parks 12-month permit.

Old Business: None

New Business:

1. PENSKE TRUCK LEASING – LARGE SCALE DEVELOPMENT – 899 S. BLOOMINGTON.

Rachel Koehler, Crafton Tull, presented a Large Scale Development with requested waivers from the access management standards, parking requirements and landscaping requirements. The development has met tech plat review's comments.

Motion to approve Penske Truck Leasing - Large Scale Development and Waivers – Access Management Standards, Parking Requirements and Landscaping Requirements.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Walker, Clark, Mocivnik, Brock

Vote Recuse: Heinrichs

Vote Nay: None

Motion to Penske Truck Leasing - Large Scale Development and Waivers – Access Management Standards, Parking Requirements and Landscaping Requirements approved.

2. YUM & GO FOOD TRUCK COURT – MOBILE FOOD VENDING PARK PERMIT RENEWAL – 401 S. BLOOMINGTON

Joe Rheingans presented a request to renew his 12-month Mobile Food Vending Park Permit.

Motion to approve Yum & Go Food Truck Court – 12-month Mobile Food Vending Park Permit

Motion: Commissioner Walker

Second: Commissioner Henrichs

Vote Aye: Walker, Henrichs Clark, Brock, Mocivnik

Vote Nay: None

Motion to approve Yum & Go Food Truck Court – 12-month Mobile Food Vending Park Permit approved.

3. CODE OF ORDINANCES AMENDMENT – CH 28 ARTICLE 5 – MOBILE FOOD VENDING PARKS

Current code requires mobile food vending parks who are renewing the food park permit to go back through the Planning Commission for a new approval every twelve months. Staff recommends the mobile food vending park application renewal to be approved by City staff unless the food truck park increases in size or number of food truck spaces. New mobile food vending park applications and approved mobile vending parks that have expanded in size would still need to be approved through Planning Commission. Joe Rheingans was in favor of this change.

Public Hearing: Open: 6:07pm Close: 6:08pm

Motion to recommend to City Council approval of Code of Ordinances Amendment – Ch 28 Article 5 – Mobile Food Vending Parks

Motion: Commissioner Clark

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Code of Ordinances Amendment – Ch 28 Article 5 – Mobile Food Vending Parks approved.

4. LAND DEVELOPMENT CODE AMENDMENT – SEC 16-375 – PARK IMPROVEMENT FEES.

Under current code, new residential developments are required to provide park space within each development. The amendment to the code would change the requirement from constructing a green space area with park amenities within the development to a requirement that new developments pay a park improvement fee to improve local city parks.

Public Hearing: Open: 6:11pm Close: 6:12pm

Motion to recommend to City Council approval of Land Development Code – Sec 16-375 – Park Improvement Fees.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code – Sec 16-375 – Park Improvement Fees approved.

5. LAND DEVELOPMENT CODE AMENDMENT – SEC 16-977 SUBDIVISION OPEN SPACE REQUIREMENTS.

A public hearing for an amendment to Article XII of the Land Development Code, specifically the community design standards for subdivision and single-family development. Under the current code, new residential developments are required to provide park space within each development. The amendment to the code would remove the requirement of constructing a green space area with park amenities within the development.

Public Hearing: Open: 6:17pm Close: 6:17pm

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-977 Subdivision Open Space Requirements.

Motion: Commissioner Clark

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-977 Subdivision Open Space Requirements approved.

6. LAND DEVELOPMENT CODE AMENDMENT SECTION 16-978 – MULTI-FAMILY OPEN SPACE REQUIREMENTS.

A public hearing for an amendment to the Land Development Code, Section 16-978 to request an amendment to Article XII of the Land Development Code, specifically the community design standards for subdivision and single-family development. Under current code new multi-family developments are required to provide park space within each development. The amendment to the code would remove the requirement of constructing a green space area with park amenities within the development.

Public Hearing: Open: 6:18pm Close: 6:18pm

Motion to recommend to the City Council approval of Land Development Code Section 16-978 Multi-family Open Space Requirements.

Motion: Commissioner Henrichs

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to recommend to the City Council approval of Land Development Code Section 16-978 Multi-family Open Space Requirements approved.

7. CODE OF ORDINANCES AMENDMENT – APPENDIX B FEE SCHEDULE – SEWER IMPACT FEES.

A public hearing is required to for an amendment to the Code of Ordinances to adjust the fee schedule. The purpose of the public hearing is to revise the impact fees of a one-bedroom dwelling unit from the current rate of \$1,800.00 per unit to the proposed rate of \$1,200.00 per unit. Springdale Water Utilities allow for a reduction of the design flow for a one-bedroom apartment by 1/3 from what is required for a two bedroom and up dwelling unit.

Public Hearing: Open: 6:20pm Close: 6:20pm

Motion to recommend to the City Council approval of Code of Ordinances Amendment – Appendix B Fee Schedule – Sewer Impact.

Motion: Commissioner Brock

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to the City Council approval of Code of Ordinances Amendment – Appendix B Fee Schedule – Sewer Impact approved.

8. LAND DEVELOPMENT CODE AMENDMENT – SEC 16-620 - SIGNS

A public hearing is required for an amendment to the Land Development Code, Sec 16-620. The public hearing is to request an amendment to Article VII of the Land Development Code, specifically the standards and requirements for signs. Current sign code requires monument signs. The revision to the code would permit businesses with existing pole signs to continue use of that sign. The current code also restricts businesses to one wall sign per business. The revision to the code would permit one wall sign per building face.

Keep existing metal pole sign; resurface existing metal sign – same height and same total square feet. New developments would be required to erect monument signs. One wall sign to side facing street or highway.

Public Hearing: Open: 6:23pm Close: 6:23pm

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-620 – Signs – Pole.

Motion: Commissioner Henrichs

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-620 – Signs- Pole approved.

Land Development Code Amendment – Sec 16-620 – Signs - Wall.

To permit one wall sign per building face.

Public Hearing: Open: 6:33pm Close: 6:34pm

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-620 – Signs- Wall - permit one wall sign per building face.

Motion: Commissioner Darrin Brock

Second: Commissioner Chase Henrichs

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

Vote Nay: None

Motion to recommend to City Council approval Land Development Code Amendment – Sec 16-620 – Signs- Wall - permit one wall sign per building face approved.

9. LAND DEVELOPMENT CODE AMENDMENT – DIV. 5 – STREET & STORM DRAINAGE CONSTRUCTION

A public hearing for Land Development Code Amendment – Div. 5 – Street & Storm Drainage Construction is to revise the street and storm drainage construction requirements. The revisions include the addition of permeable pavers under the pavement design for minimum street standards and a revision to the requirements for storm structures located within the right-of-way or drainage easement. Curb inlets, junction boxes, catch basins, etc. will be required to be cast in place concrete with appropriate steel rebar reinforcing.

Public Hearing: Open: 6:39pm Close: 6:39pm

Motion to recommend to City Council approval of Land Development Code Amendment – Div. 5 – Street & Storm Drainage Construction.

Motion: Commissioner Henrichs

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Div. 5 – Street & Storm Drainage Construction approved.

10. LAND DEVELOPMENT CODE AMENDMENT – ARTICLE III - SEC 16-254 – PARKING & LOADING

A public hearing for an amendment to the Land Development Code, Section 16-254 for a revision to the parking and loading requirements. The amendment will remove the schedule of minimum parking and loading requirements and replace with wording that required off-street parking and loading spaces will be determined during the planning approval process. The revision will also amend the curbing to indicate that parking/loading/access drives shall be curbed except where low-impact development strategies are utilized, add that structures, islands, and interior features shall be protected from vehicular encroachment by approved means and remove that rollover curbs and wheel stops are expressly forbidden. ADA requirements must be met. Developer provides adequate parking. Developer provides parking requirements for multifamily apartment standards.

Public Hearing: Open: 6:49pm Close: 6:49pm

Motion to recommend to City Council approval of Land Development Code Amendment – Article III - Sec 16-254 – Parking & Loading.

Motion: Commissioner Henrichs

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Article III - Sec 16-254 – Parking & Loading approved.

Planning Staff Items: Next PC Meeting 05/02/22

Discussions:

April 23 – The annual tree giveaway will be held from 8:00am to noon at the Lowell Street Department, 220 N Lincoln Street. Trees will be available to citizens of Lowell and will be given away on a first come basis.

May 7 – We will have a spring cleanup 8:00am – 3:00pm to be held at the Lowell Street Department at 220 N Lincoln Street.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Clark and second by Commissioner Henrichs. All were in favor. Meeting adjourned at 6:53pm

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

APRIL 18, 2022