

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: Commissioner Brian Clark

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

Approval of Minutes:

Motion to approve Minutes of April 18, 2022 as written.

Motion: Commissioner Walker

Second: Commissioner Phillips

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

Voice Vote Nay: None

Motion to approve Minutes of April 18, 2022 as written were approved.

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

Old Business: None

New Business:

1. SISEMORE – EASEMENT VACATION PLAT – 202 CHERRYWOOD COVE

Brandy Sisemore explained she would like to reduce a 20' easement to 10' easement across her backyard. The utility companies do not have a problem with this change.

Motion to approve Sisemore – Easement Vacation Plat.

Motion: Commissioner Henrichs

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to Sisemore – Easement Vacation Plat approved.

2. SCOTT EQUIPMENT RENTAL – LARGE SCALE DEVELOPMENT & WAIVER

Todd Butler, Ozark Civil Engineering, applied for a Large Scale Development and Waiver. He asked for a waiver from the parking and loading requirements of the Land Development Code. The company will park heavy equipment on a screened parking lot and he requested the parking lot surface be structural gravel sections rather than paved. Due to the nature of the business and the potential that heavy equipment could damage a paved lot. staff supports this waiver request for a gravel lot.

Motion to approve Scott Equipment Rental – Large Scale Development and Waiver.

Motion: Commissioner Henrichs

Second: Commissioner Phillips

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

Vote Nay: None

Motion to approve Scott Equipment Rental – Large Scale Development and Waiver approved.

3. KELLER'S QUALITY SALES AND SERVICES – CONDITIONAL USE PERMIT – 921 N. BOOMINGTON ST.

Shawn Keller submitted a conditional use permit request for the change of use for the property to add UHaul leasing. The property holds a business license for a used car dealership. Adding the Uhaul service would change the use of the property. Staff does not support this conditional use permit request because the property does not meet the commercial standards. Changing the use of the property would initiate the need to bring the property up to commercial code.

Commissioners decided to table the conditional use permit for 60 days in order to give applicant time to meet with city engineer and staff to determine what the deficiencies are and what steps should be taken to resolve them.

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

Motion to table Keller's Quality Sales and Services – Conditional Use Permit

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Nay: None

Motion to table Keller's Quality Sales and Services – Conditional Use Permit approved.

4. D&K TOWING – CONDITIONAL USE PERMIT – 921 N. BLOOMINGTON ST.

Shawn Keller requested a conditional use permit to add the use of a towing and recovery service to the existing car lot. Staff does not support the conditional use permit request. Adding the use of towing and recovery changes the use of the property and initiates the property to be brought up to commercial standards, i.e. paving, landscaping, drainage, etc.

Commissioners decided to table the conditional use permit for 60 days in order to give applicant time to meet with city engineer and staff to determine what the deficiencies are and what steps should be taken to resolve them.

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

Motion to table D&K Towing – Conditional Use Permit

Motion: Commissioner Kaczoroski

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to table D&K Towing – Conditional Use Permit approved.

Planning Staff Items: Next PC Meeting 05/16/22

Discussions:

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 Henrichs and second by Commissioner Walker. All were in favor. Meeting adjourned at 6:38pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk
CITY OF LOWELL

Darin Brock, Chairman
PLANNING COMMISSION MEETING MINUTES

MAY 2, 2022