

Invocation: Chairman Darrin Brock

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, Frank Mocivnik, Tony Kaczoroski, Michael Phillips, Brian Clark, James Waler and Chase Henrichs. We had quorum.

Approval of Minutes:

Motion to approve Minutes of April 17, 2023 as written,

Motion: Commissioner Brian Clark

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve Minutes of April 17, 2023 as written were approved.

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

Old Business: None.

New Business:

A - LAND DEVELOPMENT CODE AMENDMENT – SEC. 16-64 DEFINITIONS

Changes are suggested for this portion of the code to add definitions for flex space and short term rentals. Commissioners changed “to include from short term lease and/or rental.”

PUBLIC HEARING: OPEN: 6:07PM CLOSE: 6:07PM

Motion to recommend to City Council approval of Land Development Code Amendment – Sec. 16-64 Definitions to include from short term lease and/or rental.

Motion: Commissioner Clark

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Sec. 16-64 Definitions to include from short term lease and/or rental approved.

B - LAND DEVELOPMENT CODE AMENDMENT – DIV. 7 – SEC 16-231 SHORT TERM RENTALS – SEC. 16-232 Flex Space.

Request to add Section 16-231 to the Land Development Code, to add standards for short term rentals and to add Section 16-232 to add standards for flex space. Adding vehicles must be parked off street; Item 3 – follow current adopted building code for City of Lowell.

PUBLIC HEARING: OPEN: 6:11PM CLOSE: 6:11PM

Motion to recommend to City Council approval of Land Development Code Amendment – Div. 7 – Section 16-231 Short Term Rentals - 16-232 Flex Space; adding vehicles must be parked off streets; Item 3 – follow current adopted building code for City of Lowell.

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Div. 7 – Section 16-231 Short Term Rentals - 16-232 Flex Space; adding vehicles must be parked off streets; Item 3 – follow current adopted building code for City of Lowell approved.

C- LAND DEVELOPMENT CODE AMENDMENT – SEC 16-145 COMMERCIAL AND INDUSTRIAL DISTRICT USES PERMITTED, SCHEDULE OF USES.

Requesting an amendment to the Land Development Code, Section 16-145, commercial and industrial district uses permitted schedule of uses; changes are made to this code section to add the use of Flex Space.

PUBLIC HEARING: OPEN: 6:22PM CLOSE: 6:22PM

Motion to recommend to City Council approval of Amendment – Sec 16-145, commercial and industrial district uses permitted, schedule of uses; adding flex space into usage C2 and industrial in Karst area.

Motion: Commissioner Kaczoroski

Second: Commissioner Phillips

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

Vote Nay: None

Motion to recommend to City Council approval of Amendment – Sec 16-145, commercial and industrial district uses permitted, schedule of uses; adding flex space into usage C2 and industrial in Karst area approved.

D – LAND DEVELOPMENT CODE AMENDMENT – SEC 16-1006 COMMERCIAL GUIDELINES AND STANDARDS, GENERAL PLANNING AND ORIENTATION STANDARDS.

Requesting an amendment to the Land Development Code, Section 16-1006, commercial design guidelines and standards, general planning and orientation standards. Changes are made to this code section to change discouraged materials to prohibited materials and to add corrugated metal with exterior fasteners to the list of prohibited materials.

PUBLIC HEARING: OPEN: 6:24PM CLOSE: 6:25PM

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-1006 Commercial Guidelines and Standards, General Planning and Orientation Standards; prohibit C1, C2, C3 except industrial zone.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

Vote Aye: Kaczoroski, Clark, Mocivnik Brock, Walker

Vote Nay: Phillip, Henrichs

Motion to recommend to City Council approval of Amendment – Sec 16-145, commercial and industrial district uses permitted, schedule of uses; adding flex space into usage C2 and industrial in Karst area approved.

E – Land Development Code Amendment - Sec 16-978 Residential Design Guidelines and Standards, Multifamily Development.

Requesting an amendment to the Land Development Code, Section 16-978, residential design guidelines and standards, multifamily development.; changes are made to this code section to add two subsections:

(e) Recommended materials include brick and concrete masonry; stone; split-face, scored, or ground face block; architectural metal panels; and fiber cement siding.

(f) Prohibited materials include vinyl siding; standing seam or aluminum siding; corrugated metal with exterior fasteners; smooth face block; and EFIS at the ground level.

PUBLIC HEARING: OPEN: 6:37PM CLOSE: 6:37PM

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-978 Residential Design Guidelines and Standards Multifamily Development.

Motion: Commissioner Walker

Second: Commissioner Henrichs

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

Vote Nay: Phillips

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-978 Residential Design Guidelines and Standards Multifamily Development approved.

F – Land Development Code Amendment – Sec 16-199 Accessory Uses Location Requirement and Standards.

Requesting an amendment to the Land Development Code, Section 16-199 location requirements and standards for accessory uses: changes are suggested for this portion of the code to permit lots of one acre or more to have two accessory buildings.

PUBLIC HEARING: OPEN: 6:39PM CLOSE: 6:39PM

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-199 Accessory Uses Location Requirement and Standards. Commissioners changed the requirements as follows: less than one acre = one accessory building; one to five acres = two accessory buildings; greater than five acres = 3 buildings.

Motion: Commissioner Clark

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to recommend to City Council approval of Land Development Code Amendment – Sec 16-199 Accessory Uses Location Requirement and Standards. Commissioners changed the requirements as follows: less than one acre = one accessory building; one to five acres = two accessory buildings; greater than five acres = 3 buildings approved.

G – Land Development Code Amendment – Sec 16-256 General Standards Landscaping and Screening.

Requesting an amendment to the Land Development Code, Section 16-256, landscaping and screening requirements. Changes are made throughout this code section to add and strike language as necessary. Under (m) (2) b Change spelling of “Simi-ee” to Semi-e.

PUBLIC HEARING: OPEN: 7:00PM CLOSE: 7:00PM

Motion to recommend to City Council approval of and Development Code Amendment – Sec 16-256 General Standards Landscaping and Screening. Under (m) (2) b Change spelling of “Simi-ee” to Semi-e.

Motion: Commissioner Phillips

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to recommend to City Council approval of and Development Code Amendment – Sec 16-256 General Standards Landscaping and Screening approved. Under (m) (2) b Change spelling of “Simi-ee” to Semi-e.

H – LAND DEVELOPMENT CODE AMENDMENT – SEC 16-262 GENERAL STANDARDS, LARGE SCALE DEVELOPMENT.

Requesting an amendment to the Land Development Code to make changes to Section 16-262, large scale developments. Changes are made to add this section of the code and to:

(1) Place a twelve-month timeline on approved large scales. Developments must begin work within twelve months of the date of approval. After twelve months, the approval is revoked and the large scale development plan must be resubmitted to the city.

PUBLIC HEARING: OPEN: 7:06PM CLOSE: 7:07PM

Motion to recommend to the City Council for approval of Land Development Code Amendment - Sec 16-262 – General Standards, Large Scale Development; removing Item H (1).

Motion: Commissioner Brock

Second: Commissioner Clark

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

Vote Nay: None

Motion to recommend to the City Council for approval of Land Development Code Amendment - Sec 16-262 – General Standards, Large Scale Development; removing Item H (1) approved.

I – LAND DEVELOPMENT CODE AMENDMENT – SEC 16-1226 – LAND ALTERATIONS AND GRADING, GRADING PLAN SPECIFICATIONS.

Requesting an amendment to the Land Development Code, Section 16-226, land alterations and grading, grading plan – specifications. Changes are made to this section of the code to strike language in Item (5) Seal of a registered engineer, architect or landscape architect certifying that the plan complies with the regulation.

PUBLIC HEARING: OPEN: 7:18PM CLOSE: 7:18PM

Motion to recommend to the City Council for approval – Land Development Code Amendment - Sec 16-1226 – Land Alterations and Grading, Grading Plan Specifications as written.

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to the City Council for approval – Land Development Code Amendment - Sec 16-1226 – Land Alterations and Grading, Grading Plan Specifications as written approved.

J – LAND DEVELOPMENT CODE AMENDMENT – SEC 16-1222 – LAND ALTERATIONS AND GRADING, PERMIT

Requesting an amendment to the Lan Development Code, Section 16-1222, land alterations and grading, permit. Changes are made to this section of the code to add language to item (d) Approval for large scale development of a site prerequisite to issuance. No grading permit shall be issued until the applicant has received approval for a large scale development or preliminary plat of a subdivision for the site of the proposed grading. However, an early grading permit for mass grading of a site may be applied for and approved by the City Engineer if the owner/developer provides a bond for stabilization based on a current engineer's estimate of probable cost. Ad changes to item

(e) Grading plan approval prerequisite to issuance. No grading permit shall be issued until the grading plan submitted by a registered architect or a professional engineer is approved by the city engineer. A separate permit shall be required of each site; it may cover both excavations and fills.

PUBLIC HEARING: OPEN: 7:22PM CLOSE: 7:22PM

Motion to recommend to the City Council for approval – Land Development Code Amendment - Sec 16-1222 – Land Alterations and Grading, Permit as written.

Motion: Commissioner Clark

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to recommend to the City Council for approval – Land Development Code Amendment - Sec 16-1222 – Land Alterations and Grading, Permit as written approved.

K – CODE OF ORDINANCES – CHAPTER 10 COMMUNITY DEVELOPMENT DESIGN OVERLAY DISTRICT.

Requesting an amendment to the Code of Ordinances Article IV, community development, design overlay district. These sections are requested to be revoked to remove the overlay standards from the code. The Land Development Code was rewritten 2020 to merge many of the overlay requirements into the commercial code.

PUBLIC HEARING: OPEN: 7:5PM CLOSE: 7:25PM

Motion to recommend to the City Council for approval of Code of Ordinances – Chapter Development Design Overlay District.

Motion: Commissioner Kaczoroski

Second: Commissioner Clark

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

Vote Nay: None

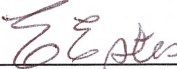
Motion to recommend to the City Council for approval of Code of Ordinances – Chapter Development Design Overlay District approved.

Planning Staff Items: Next PC Meeting 05/15/23

Discussions: Daniel Ellis announced the Sabre Heights Sewer Project was completed today and residents may connect to the system when they are ready. Costco will be presenting its plan at the May 15, 2023 meeting.

Adjourn: Motion to adjourn made by Commissioner Walker and second by Commissioner Phillips. All were in favor. Meeting adjourned at 7:29 pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman


Mike Phillips
Co-Chairman