

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:10 p.m.

**Roll Call:** Board Members present: James Walker, Frank Mocivnik, Lloyd Caldwell, Carla Butler, and Darrin Brock. Brandon Allen was absent. We had quorum.

- B. **Approval of Minutes:**

**Motion was to approve February 4, 2019 Minutes.**

**Motion: Commissioner Butler**

**Second: Commissioner Brock**

**Vote Aye: Walker, Milner, Caldwell, Mocivnik, Brock, Butler**

**Vote Nay: None**

**Motion to approve February 4, 2019 Minutes approved.**

**Motion to move New Business - NWA #1, LLC – Lot Split to before Item A, 7-Brew Coffee LSD, under Old Business.**

**Motion: Commissioner Milner**

**Second: Commissioner Brock**

**Voice Vote Aye: Unanimous**

**Voice Vote Nay: None**

**Motion to move New Business - NWA #1, LLC – Lot Split to before Item A, 7-Brew Coffee LSD, under Old Business approved.**

- C. **Public Forum: Open: 6:13pm Closed: 6:13**

- D. **Consent Agenda: None.**

- E. **Old Business: None.**

**NWA #1, LLC – Lot Split**

Andy Hooper, Project Manager for Bates & Associates, asked for a tract split on Lot 5C to show 10' adjustment required by Springdale Water Utilities for water line correction.

**Motion to approve NWA #1, LLC – Lot Split.**

**Motion: Commissioner Walker**

**Second: Commissioner Butler**

**Vote Aye: Butler, Caldwell, Milner, Mocivnik, Walker, Brock**

**Vote Nay: None**

**Motion to approve NWA #1, LLC – Lot Split approved.**

**7-BREW COFFEE – LSD**

Andy Hooper, Project Manager for Bates & Associates, presented LSD with all staff requirements met. With the tract split approved, service can be provided without crossing property lines. Since accessibility is not required in the building and it's a drive through only, city staff also agreed there is no need for ADA parking spaces.

**Motion was to approve 7-Brew Coffee - LSD.**

**Motion: Commissioner Butler**

**Second: Commissioner Mocivnik**

**Vote Aye: Walker, Milner, Caldwell, Mocivnik, Brock, Butler**

**Vote Nay: None**

**Motion to approve 7-Brew Coffee – LSD approved.**

**Central States Manufacturing – LSD**

Nate Bachelor, Project Manager, CEI Engineering, met with Lowell Fire Marshall and city staff with revised plan for expansion for proposed property and structures. All requirements were met.

**Motion to approve Central States Manufacturing – LSD.**

**Motion: Commissioner Butler**

**Second: Commissioner Walker**

**Vote Aye: Butler Caldwell, Milner, Mocivnik, Walker, Brock**

**Vote Nay: None**

**Motion to approve Central States Manufacturing – LSD approved.**

**Matrix Sports Center – LSD – Tech Plat Review**

Randy Ritchie presented LSD for Tech Plat Review. There will be no change with the tennis facility. They want to add a baseball training facility. While there is a CUP for the tennis facility, either a new CUP will need to be approved for the baseball facility or the baseball facility could be included in a revised CUP for the tennis facility. Parking will accommodate both the tennis and baseball facilities.

F. **New Business:** NWA #1, LLC – Tract Split was moved to Item E, Old Business.

G. **Planning Staff Items:** Next PC Meeting – 03/04/19.

H. **Discussions:** Planning Commission meetings were changed to the second and fourth Tuesdays of each month beginning in April 2019.

**Motion to change the dates and to amend the PC Bylaws to reflect the change in dates, beginning in April 2019.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

**Vote Aye: Walker, Milner, Caldwell, Mocivnik, Brock, Butler**

**Vote Nay: None**

**Motion to change the dates and to amend the PC Bylaws to reflect the change in dates beginning in April 2019 approved.**

I. **Committee Reports:** None

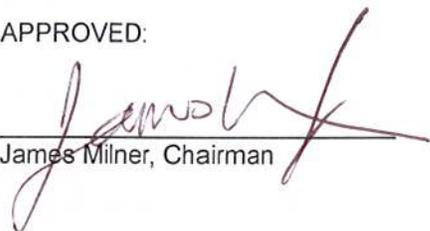
J. **Adjourn:** Motion to adjourn made by Commissioner Brock; second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 6:38pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
James Milner, Chairman