

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:24 p.m.
- B. **Roll Call:** Board Members present: James Walker, Frank Mocivnik, Lloyd Caldwell, Carla Butler, and Darrin Brock. Brandon Allen was absent. We had quorum.

C. Approval of Minutes:

Motion to approve February 21, 2019 Minutes.

Motion: Commissioner Brock

Second: Commissioner Butler

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

Vote Nay: None

Motion to approve February 21, 2019 Minutes approved.

D. **Public Forum: Open: 6:24pm Closed: 6:24pm**

E. **Consent Agenda: None.**

F. **Old Business: None.**

Matrix Sports Complex – LSD

Randy Ritchie presented LSD for two new buildings, one an indoor baseball facility and second will be an indoor batting cages facility. Parking will accommodate both the tennis and baseball facilities. Applicant will comply with City of Rogers requirements.

Public Hearing: Open: 6:25pm Closed: 6:27pm

Ellen Taylor, 626 Mills Lane, expressed regret that this facility which began as a tennis center will now expand to include baseball facilities. She was concerned with increased traffic on Mills Lane which is not a road but a lane. It may take a long time before Zion Church Road is built which is the road the increased traffic is supposed to use. The added lights for these facilities would also be a problem for her property.

Hugh London, 1115 Mills Lane, was opposed to the added people going in and out of this facility which was originally a quiet tennis facility. Now with the added baseball, including lights and sound of batting cages, it will become substantially noisier. He asked the location of batting cages be moved and somehow include something which would alter the sound of the baseballs hitting the walls.

Deborah Larouse, 121B Mills Lane, was opposed to the increased traffic and dump trucks. There were or would be ruts all over. The batting cages were on her yard line; and she was concerned about the pond behind her garage which could flood her property in the future.

Motion to approve Matrix Sports Complex – LSD contingent on compliance with City of Rogers requirements and City of Lowell CUP approval.

Motion: Commissioner Milner

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve Matrix Sports Complex - LSD contingent on compliance with City of Rogers requirements and City of Lowell CUP approval approved.

G. **New Business:**

Matrix Sports Complex – Conditional Use Permit

Randy Ritchie requested a CUP for the use of a sports complex.

Public Hearing: Opened: 6:50pm Closed: 6:57pm

Ellen Taylor, 626 Mills Lane was concerned with increased traffic on Mills Lane which is not a road but a lane. Zion Church Road hasn't been built. The added lights for the baseball facilities would also be a problem for her property. She was against the CUP.

Hugh London, 1115 Mills Lane, was opposed to the CUP and wanted this entity to remain a tennis center as it was originally proposed.

Motion to approve Matrix Sports Complex – CUP

Motion: Commissioner Milner

Second: Commissioner Walker

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

Vote Nay: Caldwell

Motion to approve Matrix Sports Complex – CUP approved.

Oak Meadows – Rezone - PUD

Phil Swope, PE, Swope Engineering, presented Rezone/PUD for this project. Current zoning is single Family (R-D) and a portion of the property is currently used as residential and another portion is unused. Applicant intends to develop the land into single-family home lots and a duplex lot. There will be 34 single family lots and one duplex lot with four common/detention green space areas.

Public Hearing: Opened: 6:58pm Closed: 7:01pm

Missy Craig, 321 Honeysuckle, was concerned about the ingress/egress of the property to the entrance on Honeysuckle. She was for the rezone.

Linda Vannoy, 505 Ash, was concerned about the width of the streets and possible problems in the future for on-street parking. Commissioner Milner assured her that the R-O-W was 50'.

Motion to approve Oak Meadows – Rezone - PUD.

Motion: Commissioner Brock

Second: Commissioner Butler

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

Vote Nay: None

Motion to approve Oak Meadows – Rezone - PUD approved.

E. Apple Blossom Ave Single/Family Subdivision– Rezone - PUD

Phil Swope, PE, Swope Engineering, presented E. Apple Blossom Ave Single/Family Subdivision Rezone/PUD project. Current zoning is Residential (R-D), Residential 1-acre lots (R-A). Project will be in two phases: Phase 1 will have 94 lots and Phase 2 will have 47 lots for a total of 141 lots. Total development will be 45.05 acres with 9.39 acres of greenspace. Total lot area and R-O-W is 35.66 acres.

Public Hearing: Opened: 7:06pm Closed: 7:09pm

Michael Smith, 707 Emerald Street, was concerned with the existing road and its ability to handle additional traffic from the new subdivision. Commissioner Milner explained on the Master Street Plan the road will be widened to four lanes.

Motion to approve E. Apple Blossom Ave Single/Family Subdivision – Rezone – PUD.

Motion: Commissioner Brock

Second: Commissioner Walker

Vote Aye: Butler, Caldwell, Mocivnik, Brock

Vote Nay: Milner, Walker

Motion to approve E. Apple Blossom Ave Single/Family Subdivision – Rezone – PUD approved.

JB Hunt Marketing Building – LSD – Tech Plat Review

Nate Bachelor, PE, Project Manager, CEI Engineering Associates, Inc., presented LSD for tech plat review. His project will be a single-story building, sprinkled and landscaped according to City of Lowell staff requirements. Commissioners had no additional requirements.

Overlay District Revision

9:00
SM

Public Hearing: Opened: 7:45pm Closed: 7:45pm

Revisions were presented by City Attorney. Section 10-57 was changed by adding: "In the case of the expansion of an existing development, the following district regulations and standards shall apply when the development footprint is increased by 51% of the existing development footprint or 75% of the interior is remodeled." City Attorney will revise the document.

Motion to recommend changes to Overlay District Revision as requested by Planning Commissioners.

Motion: Commissioner Brock

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend changes to Overlay District Revision as requested by Planning Commissioners approved.

Vacancy of Brandon Allen announced. Vacancy will be filled by Mayor Moore.

Brandon Allen has resigned as Planning Commissioner.

Motion to declare Brandon Allen's position vacant.

Motion: Commissioner Brock

Second: Commissioner Mocivnik

Voice Vote Aye: Unanimous

Voice Vote Nay: None

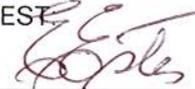
Motion to declare Brandon Allen's position vacant approved.

- H. **Planning Staff Items:** Next PC Meeting – 03/18/19.
- I. **Discussions:** None
- J. **Committee Reports:** None
- K. **Adjourn:** Motion to adjourn made by Commissioner Brock; second by Commissioner Walker. All were in favor. Meeting adjourned at 7:48pm.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk

