

**Call to Order:** Chairman Darrin Brock called meeting of the Board of Zoning Adjustment to order at 6:42pm. City of Lowell held the Planning Commission Meeting via Zoom. A public link was disseminated to the general public and project applicants.

**Roll Call:** Board Members present: Michael Phillips, Bethany Rosenbaum, Frank Mocivnik, Tony Kaczoroski, Kendell Stucki and James Walker. We had quorum.

**Approval of Minutes:** Minutes of April 14, 2020 were approved as written by unanimous consent.

**Public Forum:** Open: 6:43pm Closed: 6:44pm

**Consent Agenda:** None.

**Old Business:** None.

**New Business:**

**Lakewood Subdivision – Rezone – PUD Amendment – W Hwy 264**

Taylor, Crafton Tull, is moving into final phase of Lakewood Subdivision. A preliminary plat or construction plat will be submitted later. The goal is to create a better park situation and well-connected trail more in line with this type of development. The previous design had the park closed off and it was difficult for everyone to access. We opened it up to the street to the south and provided better trail connectivity to the west and to the creek area.

**Public Hearing: Open: 6:46pm Close: 6:49pm**

Shannon Barrowcliff, 2600 Whispering Woods Court, stated that getting a park and clear answers from Rausch Coleman were difficult. The new plan is welcomed, and I support the rezone.

**Motion to approve Lakewood Subdivision – Rezone – PUD Amendment as presented.**

**Motion: Commissioner Stucki**

**Second: Commissioner Walker**

**Vote Aye: Mocivnik, Stucki, Kaczoroski, Walker, Rosenbaum, Phillips, Brock**

**Vote Nay: None**

**Motion to approve Lakewood Subdivision – Rezone – PUD Amendment as written approved.**

**Greystone Subdivision – Rezone – PUD – Honeysuckle St.**

Eric Richardson, Richards Engineers, represented NORRHO LLC. He requested a rezone from R-E to PUD for Parcel No. 12-00362-001. Development will consist of 93 residential lots ranging from 6,600 sq. ft. to 10,000 sq. ft. Homes will be approximately 1,800-2,200 sq. ft. Drainage will not make adverse impact on adjoining property and will be discharged into the stream. Utilities will be capacity to Cambridge Development in regard to sewer and to the south as in regards to water.

**Public Hearing: Open: 6:55pm Close: 7:02pm**

Trent Sullivan, 401 Goodman Place, property to the north of this development. The plans show a drainage pond on my land; field in front of my house. The private road easement that runs through this property is the driveway to our home and this plan shows taking away our private drive easement and forcing us to drive through the development. I don't plan to give away my easement. I don't see how this property will benefit my land and other large areas of land in the area. I also have issues with storm water runoff. I'm against the rezone.

Trey Holt, 902 Honeysuckle, property to the south of the rezone. First, he would like to see if the City of Lowell thinks Honeysuckle can handle the impact of 200+ cars of this new subdivision. He had concerns about drainage that goes through his property. He is against rezone.

Kirk Sims, 1012 Honeysuckle St., north side of property in question. His main concern is drainage from Cambridge; from new developments to the south of him from all the rains they have had in the past. The back of his property has eroded. The proposed subdivision is not showing any drainage ponds or anything to stop the rush of water and it will flow right on through. His neighbor's property on the north has almost flooded. He is against the rezone.

Karen Davis read four letters/emails to the Commissioners. They are included with the minutes in the Planning Commission records.

Commissioners diligently discussed details of the impact this rezone would have on the surrounding neighborhood. Issues and concerns were about drainage, sidewalks, traffic, lot sizes, PUD responsibilities from beginning to end, etc. Responsibility of resolving these issues would be done by City of Lowell and future developers. At this meeting the only decision to be made is to approve/deny rezone.

**Motion to approve Greystone Subdivision – Rezone – PUD – Honeysuckle St. as presented.**

**Motion: Commissioner Kaczoroski**

**Second: Commissioner Phillips**

**\*Vote Aye: Kaczoroski, Walker, Phillips, Brock**

**\*Vote Nay: Stucki, Rosenbaum**

**\*Vote Abstain: Mocivnik**

**\*Motion to approve Greystone Subdivision – Rezone – PUD – Honeysuckle St. as written passed.**

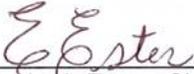
**Planning Staff Items:** Next PC Meeting will be 05/26/2020.

**Discussions:** 2020 Mudtown Days cancelled.

**Committee Reports:** None

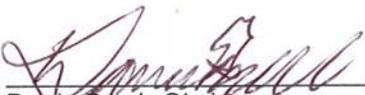
**Adjourn:** Motion to adjourn made by Commissioner Stucki; second by Commissioner Phillips. All were in favor. Meeting adjourned at 8:04pm.

ATTEST:

  
Elizabeth Estes, City



APPROVED:

  
Darin Brock, Chairman