

**Call to Order:** Chairman Darrin Brock called meeting of the Planning Commission Meeting to order at 6:00pm. An attendance sheet was available for visitors.

**Invocation:** Liz Estes, City Clerk

**Pledge of Allegiance:** Darrin Brock, Chairman

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

**Approval of Minutes:**

**Motion to postpone Minutes of March 1, 2021 so the vote can be corrected on Motion\*\* below.**

**Motion: Commissioner Brock  
Second: Commissioner Walker  
Voice Vote Aye: Unanimous  
Voice Vote Nay: None**

**Motion to postpone Minutes of March 1, 2021 so the vote can be corrected on Motion\*\* below approved.**

**\*\*Motion to postpone Minutes of March 1, 2021 until City Clerk can check minutes to verify how Commissioners voted on Motion to approve and recommend to City Council David & Elizabeth Puppi Living Trust & Theresa M. Blua Revocable Trust (Rezone). Minutes were corrected to show Commissioner Walker voted "NAY". March 1, 2021 minutes have been corrected.**

**Public Forum:** Open: 6:03pm Closed: 6:03pm

**Old Business:**

**Lowell Zoning Map Amendment - 1219 Mills Lane, Parcel #12-00229-018; 425 Bellview St.; 626 Mills Lane, Parcel #12-0029-031**

When the map was created, the zones on these three parcels were shifted one parcel line to the west. This amendment will shift the parcel lines back east by one lot. The amendment will assign the correct zoning to each of these parcels.

**Public Hearing:** Open: 6:05pm Closed: 6:05pm

**Motion to approve Lowell Zoning Map Amendment and forward it to City Council for consideration.**

**Motion: Commissioner Clark  
Second: Commissioner Kaczoroski  
Vote Aye: Kaczoroski, Walker, Henrichs, Clark, Mociwnik, Brock  
Vote Nay: None**

**Motion to approve Lowell Zoning Map Amendment and forward it to City Council for consideration passed.**

**Motion to amend agenda and add the easement dedication plat for 1) Apple Blossom Industrial Park; 2) and add easement vacation plat of Lakewood 6.**

**Motion: Commissioner Kaczoroski  
Second: Commissioner Chase  
Voice Vote Aye: Unanimous  
Voice Vote Nay: None**

**Motion to amend agenda and add the easement dedication plat for 1) Apple Blossom Industrial Park; 2) and add easement vacation plat of Lakewood 6 passed.**

**New Business:**

**Parkway Medical – Large Scale Development – 101 Grant Place**

Phil Swope, Swope Engineering, presented LSD showing a 9,000 square foot building with parking. Approval from Springdale Water Utilities and ARDOT required prior to scheduling a grading Pre-con.

**Motion to approve Parkway Medical – Large Scale Development with staff requirements.**

**Motion: Commissioner Clark**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Parkway Medical – Large Scale Development with staff requirements approved.**

**Box Maker – Large Scale Development – 200 Grant Place**

Phil Swope, Swope Engineering, presented Large Scale Development for Box Maker. This company imprints on boxes and is moving from Springdale to Lowell. A waiver was requested which is a requirement which calls for traffic stacking. It is an ambiguity issue and does not apply to this situation.

**Motion to approve Box Maker – Large Scale Development with waiver (traffic stacking).**

**Motion: Commissioner Henrichs**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve Box Maker – Large Scale Development with waiver (traffic stacking) approved.**

**Adoption of Updated Large Scale Development Application**

Commissioners asked that Sewer and Impact fees; Road Improvement Fees and Karst Recharge Area be added to this application.

**Motion to approve Adoption of Updated Large Scale Application with added Sewer and Impact fees; Road Improvement fees and Karst Recharge Area.**

**Motion: Commissioner Walker**

**Second: Commissioner Clark**

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

**Vote Nay: None**

**Motion to approve Adoption of Updated Large Scale Application with added Sewer and Impact fees; Road Improvement fees and Karst Recharge Area added approved**

**Adoption of Updated Rezone Application**

Staff requested that the language for sewer impact fees, road improvement fees and Karst Recharge Area be added to the applications for large scale and preliminary plat.

**Motion to approve Updated Rezone Application with added Staff Requirements.**

**Motion: Commissioner Clark**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Updated Rezone Application with added Staff Requirements approved.**

**Adoption of Updated Preferred Tree List**

Commissioners accepted Updated Preferred Tree List as presented.

**Motion to approve Updated Preferred Tree List**

**Motion: Commissioner Henrichs**

**Second: Commissioner Kaczoroski**

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

**Vote Nay: None**

**Motion to approve Updated Preferred Tree list approved.**

**Easement Dedication Plat for Apple Blossom Industrial Park**

Springdale Water has requested that additional easements be added to the plat for the water and sewer lines.

**Motion to approve Easement Dedication Plat for Apple Blossom Industrial Park**

**Motion: Commissioner Kaczoroski**

**Second: Commissioner Henrichs**

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

**Vote Nay: None**

**Recused: Henrichs**

**Motion to approve Easement Dedication Plat for Apple Blossom Industrial Park approved.**

**Easement Vacation Plat of Lakewood 6**

Utility easements should have been labeled as setbacks and the development is trying to correct the error.

**Motion to approve Easement Vacation Plat of Lakewood 6.**

**Motion: Commissioner Kaczoroski**

**Second: Commissioner Clark**

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

**Recused: Henrichs**

**Motion to approve Easement Vacation Plat of Lakewood 6 approved.**

**Planning Staff Items:**

Next PC Meeting will be 4-05-21 in the City Council Chambers.

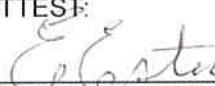
**Discussions:** None

**Committee Reports:** None

**Adjourn:** Motion to adjourn made by Commissioner Walker; second by Commissioner Henrichs.

All were in favor. Meeting adjourned at 6:25pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
Darrin Brock, Chairman