

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

Invocation: Liz Estes, City Clerk

Pledge of Allegiance: Darrin Brock, Chairman

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

Approval of Minutes:

Motion to approve Minutes of September 9, 2021 as written.

Motion: Commissioner Phillips

Second: Commissioner Clark

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

Voice Vote Nay: None

Motion to approve Minutes of September 9, 2021 as written were approved.

Motion to approve Minutes of September 20, 2021 as written.

Motion: Commissioner Phillips

Second: Commissioner Clark

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

Vote Nay: None

Motion to approve Minutes of September 20, 2021 as written were approved.

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

Old Business: None.

New Business

214 PRESIDENTIAL DR. - LARGE SCALE DEVELOPMENT – PARCEL 12-01297-000

Reed Hill, CraftonTull, presented a large scale development of a self-storage facility. The development has met code except for driveway separation and shared access requirements. The first waiver request is from the shared access standards due to site topography and development layout. The second waiver request is from the distance between drives requirement due to the layout of the development. All requirements have been met and staff recommends approval.

Motion to approve 214 Presidential Dr. – Large Scale Development with two waivers: 1) minimal distance between drives and 2) shared access between driveways.

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Recuse: Henrichs

Vote Nay: None

Motion to approve 214 Presidential Dr. – Large Scale Development Large Scale Development with two waivers: 1) minimal distance between drives and 2) shared access between driveways approved.

THE TRAILS AT LOWELL – PRELIMINARY SITE PLAN – SE OF PLEASANT CROSSING AND DIXIELAND RD

Hugh Jarrett, Lindsey Company, presented a conceptual site plan. The development would like to receive a preliminary acceptance of the site plan with an understanding that approval of the preliminary site plan does not guarantee the developer will be permitted to construct this number of structures, drives, or parking spaces. Full engineering plans will need to be approved by the Lowell Planning Commission during a large scale submittal and prior to issuance to any grading, utility, or building permits.

Motion to approve The Trails at Lowell – Preliminary Site Plan.

Motion: Commissioner Clark

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve The Trails at Lowell – Preliminary Site Plan approved.

THE GREENS AT LOWELL – PRELIMINARY SITE PLAN – NORTH OF MONROE AVE AND NORTH DIXIELAND STREET WEST OF THE LINKS APARTMENTS

Hugh Jarrett, Lindsey Company, presented a conceptual site plan. The development would like to receive a preliminary acceptance of the site plan with an understanding that approval of the preliminary site plan does not guarantee the developer will be permitted to construct this number of structures, drives, or parking spaces. Full engineering plans will need to be approved by the Lowell Planning Commission during a large scale submittal and prior to issuance to any grading, utility, or building permits. The developer for the Greens is the same developer for the Trails. The site plan did receive quite a few comments that will need to be addressed with the large scale submittal.

Motion to approve The Greens at Lowell – Preliminary Site Plan.

Motion: Commissioner Henrichs

Second: Commissioner Clark

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

Vote Nay: None

Motion to approve The Greens at Lowell – Preliminary Site Plan approved.

METRO BUILDERS SUPPLY, LLC – WAREHOUSE AND PARKING LOT – LARGE SCALE DEVELOPMENT – 801 METRO PLACE

James O'Donnal requested commissioners consider additional driveways and parking lot. All comments have been addressed except for the fire comment. The fire department has reiterated the possible need to add another fire hydrant and a sprinkler system. This will be addressed during the building plans submittal.

Motion to approve Metro Builders Supply, LLC – Large Scale Development.

Motion: Commissioner Walker

Second: Commissioner Phillips

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

Vote Nay: None

Motion to approve Metro Builders Supply, LLC – Large Scale Development approved.

PURE LOWELL MULTI-FAMILY DEVELOPMENT – LARGE SCALE DEVELOPMENT – COMMERCE CREEK DRIVE

Connor Threet, Crafton Tull, presented a multi-family development with a commercial aspect included. The development has worked with utilities, engineering and staff and has addressed all comments.

Motion to approve Pure Lowell Multi-Family Development – Large Scale Development

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

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

Vote Recuse: Henrichs

Vote Nay: None

Motion to approve Pure Lowell Multi-Family Development – Large Scale Development approved.

Planning Staff Items: Next PC Meeting 10/18/21

Discussions: Lowell will have their second tree giveaway of the year on October 23rd from 8am until noon. The giveaway will be held at the Lowell Street Department, 209 Lincoln St. Tree recipients must live inside Lowell City limits. There will be a fall cleanup, Orion customers only, October 23rd also.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Henrichs. All were in favor. Meeting adjourned at 6:42pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

OCTOBER 4, 2021