

Call to Order: Co-Chairman Michael Phillips called the Planning Commission Meeting to order at 6:06pm. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of July 7, 2022 as amended*.

Motion: Commissioner Walker

Second: Commissioner Kaczoroski

Vote Aye: Walker, Phillips, Mociwnik, Kaczoroski, Clark, Henrichs

Vote Nay: None

Motion to approve Minutes of July 7, 2022 as amended* were approved.

*Commissioner Henrichs abstained on Approval of Minutes for June 20, 2022.

Public Forum: Open: 6:08pm Closed: 6:08pm

Old Business: None

New Business:

ACAMBARO RESTAURANT – LARGE SCALE DEVELOPMENT – 406 BLOOMINGTON

Avery Bodine presented a large scale development for a new restaurant. The existing building will be removed and a new restaurant will be built on the back of the lot. He has met parking requirements.

1. **Waiver Request Denied:** Joint and Cross Access shall have a shared access to adjacent commercial properties along streets designated as arterial and collector on the master street plan. Waiver request was not approved as the current development will not have need for it, as the adjacent properties have been developed or are not in a commercial zone. Access will have to be platted but not necessarily built.
2. **Wavier Request Approved:** Per Access Management Standards for the City of Lowell, Arkansas, the access drive must be 40' wide with a 70' throat ingress/egress opening. With a 40' wide throat, the site would be left with no room for greenspace, utilities or grading to the existing surface down both sides of the property.

Motion to approve Acambaro Restaurant – Large Scale Development with Waiver Request #2.

Motion: Commissioner Henrichs

Second: Commissioner Clark

Vote Aye: Walker, Mociwnik, Henrichs, Clark, Kaczoroski, Phillips

Vote Nay: None

Motion to approve Acambaro Restaurant – Large Scale Development approved with Waiver Request #2.

MASTER STREET PLAN AMENDMENT REQUEST (CARROLL ELECTRIC)

Blake Jorgenson requested an amendment to the Lowell master street plan. Carroll Electric is constructing a large scale on Old Wire Road, north of their current facility. The large scale is located just outside of Lowell city limits, but within Lowell's planning area boundary. The master street plan shows a collector street along the north property line of the development and a local street proposed running east and west between the current facility and the approved large scale. Carroll Electric

has proposed a relocation of the local street to avoid a street separating their projects. The proposed local street location can be seen on the map provided in this packet.

Motion to recommend to City Council approval of Master Street Plan (Carroll Electric).

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to City Council approval of Master Street Plan (Carroll Electric) approved.

RIVERWOOD HOMES, LLC – CONDITIONAL USE PERMIT – EAST OF SOUTH OLD WIRE ROAD – PARCEL #12-00618-002

Ali Karr requested a conditional use permit to build mini storage units on 5.2 acres on the west side of Hunt Farms, Phase I. Hours of operation would be normal business hours. Landscaping will be done along Old Wire Road frontage as well as a buffer to the rear residential area. The use of household storage facilities is permitted in a C-2 zone under a conditional use permit.

Public Hearing: Open: 6:28pm Close: 6:28pm

Motion to approve Riverwood Homes, LLC – Conditional Use Permit.

Motion: Commissioner Clark

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Riverwood Homes, LLC - Conditional Use Permit approved.

Planning Staff Items: Next PC Meeting 08/01/22

Discussions: Staff will be adding email address in the system and working so packets can be emailed.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Mocivnik and second by Commissioner Walker. All were in favor. Meeting adjourned at 6:35pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Michael Phillips, Co-Chairman