

SPECIAL MEETING

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Commissioner Darrin Brock

Call to Order: Commissioner Darrin Brock called the Planning Commission Meeting to order at 6:03pm. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of July 18, 2022 as written.

Motion: Commissioner Clark

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve Minutes of July 18, 2022 as written were approved.

Public Forum: Open: 6:04pm Closed: 6:04pm

Old Business: None

New Business:

USA METAL RECYCLING – REVIEW FOR VIOLATION OF CONDITIONAL USE PERMIT

The only item before the Planning Commission at this special meeting is the subject of the Conditional Use Permit for the business conducted at 721 S. Lincoln St. by USA Metal Recycling. The Commission will hear from planning staff and other city employees and officials regarding violation of the CUP and will hear from the owner of the business which holds the permit or their representative and determine whether the CUP should be suspended or revoked.

The Planning Commissioners held a detailed discussion concerning the fire at 721 S. Lincoln, what started it and how to avoid another one. The fire lanes in this area were full of debris and the Lowell fire trucks accessed the fire through 325 Commercial Ave. They discussed the contents of the various debris piles on site; runoff of water mixed with oil or other similar containments; dead fish in the city detention pond, etc. Tom Smith addressed the Planning Commissioners to explain his view of the fire and the problems resulting from the fire. He explained the contents of the various debris piles and how the CUP put limitations on his operation. He also explained that there were three lots, one as 721 S. Lincoln, one in the middle, and the one due north was 325 Commercial.

City Staff: Karen Davis, Community Development Director; Lisa Groeper, Planning Coordinator; Pete Melnicki, Fire Chief, Jamie Baggett, Deputy Chief; Daniel Ellis, City Engineer; Richard Stone, Director of Special Services. Mayor Chris Moore, City Council members Schein and DeGifford were also present. City Staff presented information and researched documents showing USA Metal Recycling were not in compliance with the CUP granted in 2009.

Commissioners tabled further discussion until September 8, 2022, when they expect to have a follow-up report on compliance with ADEQ.

Motion to allow USA Metal to operate under the Conditional Use Permit with direction for metal recycling of scrap metal and tire rims of automobiles, items primarily containing scrap metal and industrial metal. USA Metal Recycling will clean up debris piles within a week and comply with ADEQ. US Metal Recycling will follow the CUP as approved

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Nay: None

Motion to allow USA Metal to operate under the Conditional Use Permit with direction for metal recycling of scrap metal and tire rims of automobiles, items primarily containing scrap metal and industrial metal. USA Metal Recycling will clean up debris piles within a week and comply with ADEQ. US Metal Recycling will follow the CUP as approved approved.

For more information, read the certified copy of the minutes of this meeting included in the records in City Clerk's office.

Planning Staff Items: Next PC Meeting 09/08/22

Discussions: None

Adjourn: Motion to adjourn made by Commissioner Phillips and second by Commissioner Henrichs. All were in favor. Meeting adjourned at 8:26pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MINUTES

AUGUST 10, 2022