

**Invocation:** Commissioner Darrin Brock

**Pledge of Allegiance:** Commissioner Darrin Brock

**Call to Order:** Commissioner Darrin Brock called the Planning Commission Meeting to order at 6:12pm. An attendance sheet was included for visitors.

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

**Approval of Minutes:**

**Motion to approve Minutes of August 1, 2022 as written.**

**Motion:** Commissioner Clark

**Second:** Commissioner Henrichs

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

**Vote Nay:** None

**Motion to approve Minutes of August 1, 2022 as written were approved.**

**Public Forum:** Open: 6:02pm Closed: 6:02pm

**Old Business:** None

**New Business:**

**RIVERWOOD HOMES, LLC – OLD WIRE MINI STORAGE – LARGE SCALE DEVELOPMENT – 417 OLD WIRE ROAD**

Ali Karr presented the Large Scale Development. The applicant has received a conditional use permit approval for the use of storage units at this location. The large scale has met comments from tech plat review. The development is located east of south old wire road next to the approved Preliminary Plat of Hunt Farms Subdivision. Applicant requested a waiver from landscaping and screening requirements.

**Motion to approve Riverwood Homes, LLC – Old Wire Mini Storage – Large Scale Development with waiver.**

**Motion:** Commissioner Phillips

**Second:** Commissioner Henrichs

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

**Vote Nay:** None

**Motion to approve Riverwood Homes, LLC – Old Wire Mini Storage – Large Scale Development with waiver approved.**

**CARROLL ELECTRIC COOPERATIVE – LOT SPLIT FOR APPROVAL.**

Blake Jorgensen, Jorgensen Associates, requested a lot split for 706 N. Old Wire Road. Property is located in Benton County under the Lowell Planning Area Boundary. A collector street is planned through the north of the property, connecting to Old Wire Road and a north south local street is planned through the west boundary of the property per master street plan. Applicant has dedicated the requested right-of-way and easements as requested during the tech plat review.

**Motion to approve Carroll Electric Cooperative – Lot Split.**

**Motion:** Commissioner Mocivnik

Second: Commissioner Henrichs  
Vote Aye: Phillips, Henrichs, Brock, Mocivnik, Walker, Clark, Kaczoroski  
Vote Nay: None  
Motion to approve Carroll Electric Cooperative – Lot Split approved.

**WILLIAMS PROPERTY – LARGE SCALE DEVELOPMENT – PARCEL #12-02426-000 – BELLVIEW STEET**

Taylor Lindley, Crafton Tull, presented a Large Scale Development, multifamily located west of Bellview Street. This will be a multifamily development of 248. It is zoned C-2. Detention area to be constructed prior to residential development,

**Motion to approve Williams Property – Large Scale Development – Parcel #12-02426-000.**

**Motion: Commissioner Walker.**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve Williams Property – Large Scale Development – Parcel #12-02426-000 approved.**

**VICK ENTERPRISES, LLC – LARGE SCALE DEVELOPMENT – 410 MCCLURE.**

Brandon Rush, PE, Engineering Services, Springdale submitted a multifamily development at 410 McClure Ave. The development has met comments of tech plat review. He requested two waivers: 1) waiver from parking requirements of 18 parking spaces. Developer requested to build 16 parking spaces; 2) waiver from landscape requirement for a 10' landscape buffer on the north side. Developer requested a 6' landscape buffer.

**Motion to approve Vick Enterprises, LLC – Large Scale Development with waivers.**

**Motion: Commissioner Kaczoroski**

**Second: Mocivnik**

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

**Vote Nay: None**

**Motion to approve Vick Enterprises, LLC – Large Scale Development approved with waivers approved.**

**Planning Staff Items:** Next PC Meeting 09-08-22

**Discussions:** None

**Committee Reports:** None

**Adjourn:** Motion to adjourn made by Commissioner Mocivnik and second by Commissioner Phillips. All were in favor. Meeting adjourned at 6:17pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
Darrin Brock, Chairman