

Invocation: City Clerk Liz Estes

Pledge of Allegiance: Commissioner Darrin Brock

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

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

Approval of Minutes:

Motion to approve Special Meeting Minutes of August 10, 2022 as written.

Motion: Commissioner Kaczoroski

Second: Commissioner Phillips

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

Vote Nay: None

Motion to approve Special Meeting Minutes of August 10, 2022 as written were approved.

Motion to approve Regular Meeting Minutes of August 15, 2022 as written.

Motion: Commissioner Phillips

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to approve Regular Meeting Minutes of August 15, 2022 as written were approved.

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

Chase Henrichs joined the meeting at 6:05pm.

Old Business: None

New Business:

USA METAL RECYCLING – CONDITIONAL USE PERMIT – 721 S. LINCOLN ST.

There was a lengthy discussion between Mr. Tom Smith and the Planning Commissioners concerning the terms of the Conditional Use Permit set forth in the August 10, 2022 meeting which had not been met as of this meeting. The Motion to allow USA Metal to operate under the Conditional Use Permit stated: 1) with direction for metal recycling of scrap metal and tire rims of automobiles, 2) items primarily containing scrap metal and industrial use; 3) clean up debris piles within a week and comply with ADEQ. USA Metal Recycling agreed to follow the Conditional Use Permit as approved.

At this meeting USA Metal was directed to complete the following list prior to the October 3rd meeting.

1. All equipment and debris on the property of Commercial Ave. that is used for the business of USA Metal is to be moved to the property of USA Metal.
2. Stabilize the dirt mounds with proper bmp's.
3. USA Metal has until October 3rd to clean up the site and come into compliance with city code.

4. The current conditional use permit will be reviewed at the October 3rd Planning Commission Meeting where it will be determined if the business has followed all city and state guidelines.
5. Clearly define the fire lanes with permanent barriers, not paint.
6. No long-term storage of liquids on property. All liquids to be regularly removed monthly as stated by Mr. Tom Smith.
7. Liquids stored in barrels and tires should be kept under a covered area and properly stored per city code.
8. Fire Department will visit with USA Metal to clearly define the fire lanes.
9. Stormwater will meet with USA Metal to define what is needed for proper bmp's of the dirt mounds.

If USA Metal is not compliant by the October 3rd meeting, it is the opinion of staff that the business is in a continued violation of the conditional use permit and the permit should be pulled. By October 3rd, the city would have given USA Metal nearly two months to come into compliance; this is more than gracious.

An updated report by Stormwater is included in the packet and filed with the minutes in City Clerk's office.

Motion to recommend extending Conditional Use Permit with conditions listed above until October 3rd meeting.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

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

Vote Nay: Clark

Motion to recommend extending Conditional Use Permit with conditions listed above until October 3rd meeting approved.

TRAMMEL – LOT SPLIT - 521 ZION ST., 2203 & 2215 LADELL AVE.

The property owner of four parcels is requesting to split the property of two residential homes that are currently located on one parcel and to remove property lines that will cross both parcels. The nearly four acres of land will be adjusted into three parcels with each parcel being just over an acre each.

Motion to approve Trammel – Lot Split.

Motion: Commissioner Mocivnik

Second: Commissioner Phillips

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

Vote Nay: None

Motion to approve Trammel – Lot Split approved.

SOLIS – LOT SPLIT – 817 OLD WIRE ROAD

This property is located within the city's planning area boundary outside of city limits. This is a clean split dividing a little over seven acres into two 3.7 acres.

Motion to approve Solis – Lot Split.

Motion: Commissioner Phillips

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to approve Solis – Lot Split approved.

OAKWOOD FLEX – LARGE SCALE DEVELOPMENT – SW CORNER OF OAKWOOD AVE & DIXIELAND ST.

This is a large scale development of Oakwood Flex. This development is located at the Southwest corner of Dixieland St. and Oakwood Ave. intersection. The development will construct flex space in multiple buildings with office/storage space. The development will be similar to the IDO development located on N. Goad Springs Rd. They requested a waiver of the City of Lowell Drainage Manual, Chapter 6, Art. III Section 3.1.1.3 for the referenced project. The Owner/Developer of the parcel requests a waiver of the 0.75% minimum slope and the 3:1 maximum side slope for grass channels. The existing slope of the drainage channel across the referenced project is 0.27% and the proposed slope of the swale is 0.22%.

Motion to approve Oakwood Flex – Large Scale Development with waivers.

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Oakwood Flex – Large Scale Development with waivers approved.

ROBBINS – CONDITIONAL USE PERMIT – 624 PUPPY CREEK RD.

Darrin & Sandra Robbins requested a Conditional Use Permit for the use of an equestrian center with horse boarding. They plan to construct multiple buildings on the property to accommodate the use.

Public Hearing: Open: 7:06pm Close: 7:07pm

Motion to approve Robbins – Conditional Use Permit.

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Robbins – Conditional Use Permit approved.

Planning Staff Items: Next PC Meeting 09-19-22

Discussions: None

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker and second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 7:18pm.

ATTEST:



Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman

