

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Commissioner Chase Henrichs

Call to Order: Commissioner Henrichs 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 Mocivnik, Tony Kaczoroski, and Chase Henrichs were present. Darrin Brock and Michael Phillips were absent. We had quorum. At 6:02 Tony Kaczoroski joined the meeting.

Approval of Minutes:

Motion to approve PC Minutes of October 3, 2022 as amended.

Motion: Commissioner Clark

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve PC Minutes of October 3, 2022 as amended were approved.

Commissioner Clark asked for the additional words, "22,000 SF commercial office/retail on eastern frontage" be added to JP Specialty, LLC on October 3, 2022 PC Minutes. Commissioners unanimously approved the change.

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

Old Business: None.

New Business:

Northrock Holdings LLC - Preliminary Plat – 906 Bloomington St.

Ali Karr presented a preliminary plat showing a development that includes townhomes, patio homes and a commercial space along Bloomington St. frontage. The lift station will be at the back of the project. The retention pond will not be needed due to the lift station being added. Town Homes will be up front. Alley is in back. Commercial on east side.

Motion to approve Northrock Holdings, LLC – Preliminary Plat.

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Northrock Holdings, LLC – Preliminary Plat approved.

Riverwood Homes, LLC – Tract Split – 417 S. Old Wire Road

Ali Karr, Craffon Tull, requested a tract split for 417 Old Wire Road. The split is along the commercial frontage of the Hunt Farms development. The split will separate roughly 65 acres of land, separating 5.24 acres away from the remaining 59.60 acres. The split is for a future development on the commercial frontage.

Motion to approve Riverwood Homes, LLC – Tract Split.

Motion: Commissioner Walker

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to approve Riverwood Homes, LLC – Tract Split approved.

Matched Pair, LLC – Tract Split – 304 W. Apple Blossom

Nathan Crouch, Blew & Associates, requested a two-acre tract be split into a 1.37 lot and a 1.62 lot. It is zoned C2. The split is separating two acres of land into two separate parcels for a future development.

Motion to approve Matched Pair, LLC – Tract Split.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve Matched Pair, LLC – Tract Split approved.

Morales – Tract Split – 608 Honeysuckle Ave.

Manual Morales requested a tract split separating 3 acres of land. There is an existing home on the property that will remain on one of the parcels. The split is for a new single-family home to be built on the 3-acre tract.

Motion to approve Morales – Tract Split.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Morales – Tract Split approved.

Planning Staff Items: Next PC Meeting 11/07/22

Discussions:

1. Bi-annual tree giveaway – October 20-21 – 8am-12noon each day
2. Fall Clean-Up – October 22 – Parking lot next to Street Department – 8am-4pm
3. Lowell PD&FD Trunk & Treat – October 30 – 6pm-8pm
4. KJMP soft opening of trailhead, farmer's market, connecting trail & playground area; restrooms open and ready to use

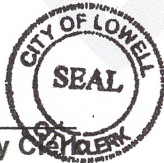
Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Kaczoroski and second by Commissioner Clark. All were in favor. Meeting adjourned at 6:18pm.

ATTEST:



Elizabeth Estes, City Clerk



APPROVED:



Chase Henrichs, Co-Chairman