

Invocation: Commissioner Brian Clark

Pledge of Allegiance: Chairman Darrin Brock

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:02pm. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of August 21, 2023.

Motion: Commissioner Phillips

Second: Commissioner Clark

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

Vote Nay: None

Motion to approve Minutes of August 21, 2023 were approved.

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

Old Business: None.

New Business:

A – CIRCLE OF LIFE – LARGE SCALE DEVELOPMENT – E OF N GOAD SPRINGS RD. – N OF METRO PLACE - PARCEL 12-03439-001

Jason Ingalls, 926 Bella Vista, Bella Vista, AR. Office/Warehouse building ad required dedicated easement on north side. Did not need a waiver at this time.

Motion to approve Circle of Life – Large Scale Development without waiver and with dedicated easement across to north side.

Motion: Commissioner Henrichs

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Circle of Life – Large Scale Development without waiver and with dedicated easement across to north side approved.

B – NW HOLDINGS, LLC – INFORMAL PLAT – HOSPITALITY LAND – PARCEL 12-00189-000

Brandon Rush – NW Holdings, LLC, 1207 Old Missouri Road, Springdale, AR. Tract A /Tract B – One to three. Tech plat review comments to be addressed prior to filing plat; with access easement and without street dedication.

Motion to approve NW Holdings, LLC – Informal Plat – Hospitality Land with access easement and without street dedication.

Motion: Commissioner Phillips

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve NW Holdings, LLC – Informal Plat – Hospitality Land with access easement and without street dedication approved.

C – LAND DEVELOPMENT CODE AMENDMENT - ARTICLE XII – DIV 2 – AMENDMENT TO ADD DEVELOPMENT STANDARDS FOR TOWNHOMES ON PRIVATE STREET

Townhouses on private streets provide more density development; not adjacent to city street. Townhomes can have private streets and can have one long drive that unites townhomes.

Public Hearing: Open: 6:23pm Closed: 6:23pm

Motion to recommend to City Council for approval of Land Development Code Amendment – Article XII – Div 2 – Amendment to Add Development Standards for Townhomes on Private Street.

Motion: Commissioner Kaczoroski

Second: Commissioner Phillips

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

Vote Nay: None

Motion to recommend to City Council for approval of Land Development Code Amendment – Article XII – Div 2 – Amendment to Add Development Standards for Townhomes on Private Street approved.

D – LAND DEVELOPMENT CODE AMENDMENT – SECTION 16-865 – EXCAVATION IN STREETS

Requires developer or utility company to fix their own road cuts.

Public Hearing: Open: 6:26pm Closed: 6:26pm

Motion to recommend to City Council for approval of Land Development Code Amendment – Section 16-865 – Excavation in Streets

Motion: Commissioner Kaczoroski

Second: Commissioner Phillips

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

Vote Nay: None

Motion to recommend to City Council for approval of Land Development Code Amendment – Section 16-865 – Excavation in Streets approved.

E – LAND DEVELOPMENT CODE AMENDMENT – ARTICLE XII – SECTION 16-977 – SUBDIVISION AND SINGLE-FAMILY DEVELOPMENT

Item E - tabled until Planning Commission – September 18, 2023

Public Hearing: Open: 6:31pm Closed: 6:31pm

Attached are letters from:

Karen Davis, Director, Planning Department

Derek Thurman, Manager, Engineering Support, Carroll Electric

Mike Dodge, Vice President, Bentonville, Carroll Electric Cooperative Corporation

Carroll Electric Metering Strategy

Motion to approve tabling Land Development Code Amendment – Article XII – Section 16-977 – Subdivision and Single-Family Development

Motion: Commissioner Phillips

Second: Commissioner Clark

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

Vote Nay: None

Motion to approve tabling Land Development Code Amendment – Article XII – Section 16-977 – Subdivision and Single-Family Development approved.

Planning Staff Items: Next PC Meeting 09-18-23

Discussions: None

Adjourn: Motion to adjourn made by Commissioner Chase Henrichs and second by Commissioner Tony Kaczoroski. All were in favor. The meeting adjourned at 6:43pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman

City of Lowell

Planning Commission Minutes

September 7, 2023