

Invocation: Chairman Darrin Brock

Pledge of Allegiance: Chairman Darrin Brock

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

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

Approval of Minutes:

Motion to approve Minutes of October 16, 2023 as written.

Motion: Commissioner Brock

Second: Commissioner Henrichs

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

Abstain: Brock

Vote Nay: None

Motion to approve Minutes of October 16, 2023 as written were approved.

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

New Business: None.

VOLUNTEER HOLDINGS, LLC – PRELIMINARY PLAT – 519 N OLD WIRE RD – PARCEL 18-02348-000

Rick Reeves, from ESI, represented the tract split. He is asking to split a 1.84 parent tract into two tracts, .49 and 1.35 acres.

Motion to approve Volunteer Holdings, LLC – Preliminary Plat.

Motion: Commissioner Mocivnik

Second: Commissioner Phillips

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

Vote Nay: None

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

1005 N BLOOMINGTON – LARGE SCALE DEVELOPMENT – 1005 BLOOMINGTON – LARGE SCALE DEVELOPMENT

James Koch represented the LSD and said that the property would be used as a flex-retail leased space. Submittal has met code and has satisfied comments.

Motion to approve 1005 N Bloomington – Large Scale Development.

Motion: Commissioner Henrichs

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to approve 1005 N Bloomington – Large Scale Development approved.

GREENWAY CENTER – LARGE SCALE DEVELOPMENT – N GOAD SPRINGS RD – PARCEL 12-00229-010

Kendele Kramer from Crafton Tull represented the large scale and stated that all comments had been met.

Applicant received a variance from the access management standards to allow for two curb cuts along lot frontage and a variance from the cross-access requirements. These variances were approved at a Board of Zoning Adjustments Meeting held on September 18, 2023.

The development received a conditional use permit for an auditorium/conference center at a Planning Commission Meeting held on September 18, 2023. The conditions placed on the conditional use permit were for the grass area used for overflow parking to be maintained in a vegetative state and to City staff's satisfaction.

Motion to approve Greenway Center – Large Scale Development.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve Greenway Center – Large Scale Development approved.

AMENDMENT TO LAND DEVELOPMENT CODE – SEC 16-373

Karen Davis explained that the current code restricts lot splits to less than five acres, but more than an acre. At this time any property that is creating lots less than an acre must go through the preliminary and final plat process for subdivision rules. Changes are recommended for this portion of the code to allow a lot split for a parcel of land less than one acre.

Motion to approve Amendment to Land Development Code – Sec 16-373.

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Amendment to Land Development Code – Sec 16-373 approved.

Old Business: None.


Planning Staff Items: Next PC Meeting 11-20-23

Discussions: The Lowell Christmas parade will be held on December 2nd at 5:30pm followed by the annual tree lighting ceremony. This year there will be a parade, a holiday market, music, and a visit with Santa. The market and tree lighting ceremony will take place at Ward Nail Park. The parade route will travel east on Monroe Ave to Oak St, north on Oak St and east on McClure Ave and end at Ward Nail Park.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner James Walker and second by Commissioner Michael Phillips. All were in favor. The meeting adjourned at 6:23pm.

ATTEST:



Elizabeth Estes, City Clerk



APPROVED:



Darrin Brock - Chairman