

**INVOCATION:** Liz Estes

**PLEDGE OF ALLEGIANCE TO FLAG:** Chairman Darrin Brock

**CALL TO ORDER:** Chairman, Darrin Brock, called the Planning Commission Meeting to order at 7:00 pm. An attendance sheet was included for visitors.

**Roll Call:** Commissioners Frank Mocivnik, Tony Kaczoroski, Darrin Brock, Brian Clark, Chase Henrichs, James Walker were all in attendance and Michael Phillips was absent. We had a quorum.

**Approval of Minutes:**

**Motion to approve Minutes of February 22, 2024 as written.**

**Motion: Commissioner Clark**

**Second: Commissioner Mocivnik**

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

**Abstain: Brock**

**Vote Nay: None**

**Motion to approve Minutes of February 22, 2024 as written approved.**

**Public Forum: Open: 7:03pm Close: 7:03pm**

**Old Business:** None

**New Business:**

**A – CENTENNIAL FARMS – CONDITIONAL USE PERMIT – PARCEL 12-02661-000 – SPRING CREEK ROAD**

Justin Watkins requested a Conditional Use Permit for the use of agricultural produce growth and sales on Spring Creek Road.

**Public Hearing: Open: 7:04pm Close: 7:04pm**

**Motion to approve Centennial Farms – Conditional Use Permit – Parcel 12-02661-000.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Centennial Farms – Conditional Use Permit – Parcel 12-02661-000 approved.**

**B – SHEPHERD HILLS SUBDIVISION – FINAL PLAT – 803 CONCORD STREET – PARCEL 12-00151-000**

Josh Haley, ESI, presented a final plat for 803 Concord Street. The development has addressed review comments.

**Motion to approve Shepherd Hills Subdivision – Final Plat - Parcel 12-00151-000**

**Motion: Commissioner Clark**

**Second: Commissioner Kaczoroski**

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

**Vote Nay: None**

**Motion to approve Shepherd Hills Subdivision – Final Plat - Parcel 12-00151-000 approved.**

**C – BESPOKE BUILDERS, INC. - LARGE SCALE DEVELOPMENT – 322 GOAD SPRINGS ROAD – PARCEL 12-00229-047**

Taylor Lindley, Crafton Tull, presented a large scale development for Bespoke Builders, Inc. The development has addressed tech plat comments. They are requesting a waiver from providing cross access to the north and to the west.

**Motion to approve Bespoke Builders – Large Scale Development with waiver– Parcel 12-00229-047. Require cross access easement to north in line with Goad Springs Rd., waiver cross access to the west.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Kaczoroski**

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

**Vote Nay: None**

**Motion to approve Bespoke Builders Inc. - Large Scale Development with waiver– Parcel 12-00229-047 Require cross access easement to north in line with Goad Springs Rd., waive cross access easement to the west. Approved.**

**D - LAKEWOOD COTTAGES / LAKEWOOD 8 SUBDIVISION – PRELIMINARY PLAT – ZION CHURCH ROAD – PARCEL 12-02429-003**

Taylor Lindley, Crafton Tull, presented a preliminary plat for a subdivision at Zion Church Ave. The development has satisfied tech plat comments.

**Motion to approve Lakewood Cottages / Lakewood 8 Subdivision - Preliminary Plat – Parcel 12-02429-003**

**Motion: Commissioner Clark**

**Second: Commissioner Henrichs**

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

**Vote Nay: None**

**Motion to approve Lakewood Cottages / Lakewood 8 Subdivision - Preliminary Plat - Parcel 12-02429-003 approved.**

**E – LAND DEVELOPMENT CODE AMENDMENT – SEC. 16-29, 16-930, 16-931, 16-932, 16-933, 16-934 BUILDING AND TECHNICAL CODES**

The city requests to strike through areas of the building and technical codes that are beyond the scope of regulations already required by the state.

**Public Hearing: Open: 7:19pm Close: 7:19pm**

**Motion to recommend to City Council approval of Land Development Code - Sec. 16-29, 16-930, 16-931, 16-932, 16-933, 16-934 - Building and Technical Codes.**

**Motion: Commissioner Kaczoroski**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to to recommend to City Council approval of Land Development Code - Sec. 16-29, 16-930, 16-931, 16-932, 16-933, 16-934 - Building and Technical Codes approved.**

**F – LAND DEVELOPMENT CODE AMENDMENT – SEC. 16-254 - OFF STREET PARKING & LOADING – C-2 District.**

Commercial vehicles in residential districts – No parking of common carriers, trucks, tractors, trailers, construction vehicles, and/or other commercial vehicles with a capacity of one and a half ton or larger shall be permitted to park within a residential district. (On page 3 of the attachment, change second 'h' to 'l'.)

**Public Hearing: Open: 7:22pm Close: 7:22pm**

**Motion to recommend to City Council approval of Land Development Code Amendment – Sec. 16-254 – Off Street Parking & Loading C-2 District.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Walker**

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

**Vote Nay: Clark**

**Motion to recommend to City Council approval of Land Development Code Amendment – Sec. 16-254 – Off Street Parking & Loading C-2 District approved.**

**G – LAND DEVELOPMENT CODE AMENDMENT – SEC. 16-142 – COMMERCIAL DISTRICT**

The reason for the change is to preserve a portion of commercial property along the thoroughfare for commercial uses. Integrated residential uses are permitted within the C-2 zone. The ground floor of the first 25% of the parcel but not less than 200' shall be dedicated to nonresidential uses. The depth shall be measured from the right-of-way of any public street. This requirement shall not apply if 50% of the total square footage of proposed structures is dedicated to retail uses.

**Public Hearing: Open: 7:33pm Close: 7:33pm**

**Motion to recommend to City Council approval of Land Development Code – Sec. 16-142 – Commercial District.**

**Motion: Commissioner Clark**

**Second: Commissioner Kaczoroski**

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

**Vote Nay: None**

**Motion to recommend to City Council approval of Land Development Code – Sec. 16-142 – Commercial District approved.**

**Planning Staff Items: Next PC Meeting 04/01/24**

**Discussions: Laramie Estates – Rear Entry Design Neighborhood Discussion.**

Commissioners were asked to consider and comment on the Laramie Estates – Rear Entry Design Neighborhood. Alleys are private; trash in back; garbage trucks pick up trash; streets heavy enough to sustain garbage trucks; alley slopes to middle of the road; alley goes through and is private; smaller street width equals slower traffic; don't want parking on streets; utilities in the back; park for children to play in; open space.

**Committee Reports:**

A – Events Committee – The Lowell Easter Egg Stuffing Party will be held at the Lowell Senior Center on March 23rd beginning at 9:00am. Everyone is welcome to help stuff 12,000 eggs.

B – Events Committee – The Lowell Easter Egg Hunt will be held on March 30<sup>th</sup> at Ward Nail Park at 2:00pm.

**Adjourn made by Commissioner Kaczoroski and Second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 7:51pm.**

**ATTEST:**

**APPROVED:**

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Elizabeth Estes, City Clerk

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Darrin Brock, Chairman

City of Lowell

Planning Commission Minutes

March 18, 2024