

- A. **Call to Order:** Chairwoman Salena Wright-Brown called meeting of the Planning Commission to order at 6:06 PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Linda Vannoy, James Milner, and Betty Pritchett, Salena Wright-Brown and Frank Mocivnik were present. We had quorum. Kris Sullivan was present.
- C. **Invocation:** (done at the BOZA portion of meeting)
- D. **Pledge of Allegiance:** (done at BOZA portion of meeting)
- E. **Approval of Minutes:** March 2, 2015

Motion was made to amend the March 2, 2015 minutes in paragraph under New Business changing the last word from "addressed" to "reviewed".

Motion: Commissioner Vannoy Second: Commissioner Showalter

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to amend the March 2, 2015 minutes in paragraph under New Business changing the last word from "addressed" to "reviewed" was approved.

Motion was made to approve March 2, 2015 minutes with correction noted above.

Motion: Commissioner Milner Second: Commissioner Pritchett

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to approve March 2, 2015 minutes with correction noted above was approved.

F. **Public Hearing: 400 North Goad Springs Road – Rezone Open: 6:10PM Close: 6:20PM**

Daniel Ellis, Crafton & Tull, represented the applicant who was intent on rezoning 30 acres from R-A to L-I on North Goad Springs Road and wraps around the NWA Board of Realtors' property. When zoning is approved, the developer will come forward with developing plans and will comply with all City of Lowell zoning codes.

Doyle Yates, President of NWA Board of Realtors, 3589 North College, Fayetteville. He would like to know from the city what the restrictions were as to noise abatement and visual abatement between NWA Board of Realtors and the proposed distribution center. He was opposed to the rezoning.

Evelyn Bowen, 322 North Goad Springs Road – Her concern was about how lighting, traffic, fencing, etc. would affect her property now and for resale later. She was opposed to the rezoning.

Larry Kelly, NWA Board of Realtors – His fear was of the unknown if the property was rezoned L-I and he was adamantly opposed to the rezoning.

Martha Brown, 606 North Goad Springs – North Goad Springs Road is not compatible for truck traffic or L-I zoning.

Chairperson Wright-Brown and Kris Sullivan agreed the 30 acre-area was designated as commercial on the Future Land Use Map.

Motion was made to have a five minute recess.

Motion: Commissioner Milner Second: Commissioner Pritchett

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to have a five minute recess was approved.

Recess Started: 6:26PM

Recess Closed: 6:31PM (All commissioners returned to their seats)

Motion was made to approve 400 North Goad Springs Road – Rezone from R-A to L-I.

Motion: Commissioner Pritchett Second: Commissioner Walker

Vote Aye: Pritchett, Mocivnik, Milner

Vote Nay: Wright-Brown, Vannoy, Showalter, Walker

Motion to approve 400 North Goad Springs Road – Rezone from R-A to L-I was not approved.

G. Public Forum: Open: 6:33PM Close: 6:33PM No One Spoke.

H. Consent Agenda Items: None.

I. Old Business: Lakewood Subdivision, Phase II, Lots 1-79 - Final Plat

Zach Johnston, Crafton & Tull, wanted to have the final plat approved so they could start building.

Commissioners discussed lot sizes and decided approval had been granted at previous Planning Commission Meetings for the lot sizes on the plat presented tonight.

Motion was made to approve Lakewood Subdivision, Phase II, Lots 1-79 – Final Plat.

Motion: Commissioner Milner Second: Commissioner Pritchett

Vote Aye: Wright-Brown, Pritchett, Vannoy, Showalter, Mocivnik, Milner, Walker

Vote Nay: None

Motion to approve Lakewood Subdivision, Phase II, Lots 1-79 – Final Plat was approved.

J. New Business: 1909 Ladelle Avenue - Lot Split (223 Spring Creed Road)

Chuck Bell, 10035 Wager Road, Springdale represented Don Serrano who wanted to split off 5.66 acres and transfer it to the owner of Wachter Electric who are purchasing the property and will be purchased under BWB Properties. Site address is 223 Spring Creek Road.

Major concern of the commissioners was that this tract would become an orphan tract and Chuck Bell suggested a 25' ingress, egress, utility easement and access be put on the plat immediately.

Motion was made to approve 223 Spring Creek Road – Lot Split.

Motion: Commissioner Walker Second: Commissioner Pritchett

Vote Aye: Walker, Milner, Mocivnik, Showalter, Vannoy, Pritchett, Wright-Brown

Vote Nay: None

Motion to approve 223 Spring Creek Road – Lot Split was approved.

K. Planning Staff Items: Salena Wright-Brown announced her resignation effective March 31, 2015.

L. Discussions: Election of officers will be done at the April 6, 2015 Planning Commission meeting.

M. Committee Reports: None.

N. Adjourn: Commissioner Showalter moved to adjourn. Commissioner Milner seconded the motion. All were in favor. Meeting adjourned at 6:59PM.

APPROVED:

James Milner
in lieu of
Salena
Salena Wright-Brown, Chairwoman

ATTEST:

E. E. Estes



Elizabeth Estes, City Clerk