

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:09PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Linda Vannoy, James Milner, and Darrin Brock, Mitch Wright and Frank Mocivnik were present. We had quorum. Rick Stone, Mayor Long, Nolan Jones, Matt Bailey, Jerry Hudlow, Ronnie Breland, Dean Bitner and Kris Sullivan were present.
- C. **Invocation:** (done at the BOZA portion of meeting)
- D. **Pledge of Allegiance:** (done at BOZA portion of meeting)
- E. **Approval of Minutes:** April 6, 2015

Motion was made to approve April 6, 2015 minutes as presented.

Motion: Commissioner Showalter

Second: Commissioner Milner

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to approve April 6, 2015 minutes as presented was approved.

F. **Public Hearing:**

Springer – 400 N. Goad Springs Road – Rezone Open: 6:11PM Close: 6:18PM

Daniel Elis, Crafton/Tull Associates, represented Springer. He requested commercial zoning classification for a 30 acre tract located at SW corner of N. Goad Spring Roads.

Evelyn Bowen, 322 North Goad Springs Road, opposed rezoning of this property.

Doyle Yates, 314 N. Goad Springs Road, NWA Board of Realtors opposed the freight center obtaining this rezoning. A pond on the west side of his property has never been outside its banks; but due to the rains of the past week, it was twice the size and his concern was if the freight center was allowed to build on their property, runoff from that land would be of great concern for his property. If a large portion of the property at 400 N. Goad Springs Road was asphalted or concrete was laid on it, the runoff would be amazing. He wanted the planning commission to consider this problem when deciding about rezoning.

Martha Brown, 606 N. Goad Springs, felt it was not appropriate to rezone property for a specific development as rezoning is an entirely independent function of this commission. She asked the commission to decide if they were voting for a rumored large scale development that may come through after the rezoning and if they were, they were voting for the wrong reasons. She wanted the commissioners to vote for the best interests of the City of Lowell and surrounding properties.

Motion was made to approve Springer – Rezone as presented.

Motion: Commissioner Milner

Second: Commissioner Walker

Vote Aye: Milner, Brock, Mocivnik, Wright, Walker

Vote Nay: Vannoy, Showalter

Motion to approve Springer – Rezone as presented was approved.

Bishop, South 6th Street – Rezone Open: 6:20PM Close: 6:21PM

Heith Myers, Project Manager, Blew & Associates, P.A. – It is vacant land Parcel 12-00232-002 and is directly north of J B Hunt home office. Client wanted it rezoned to commercial for marketability for the future.

Motion was made to approve Bishop – Rezone as presented.

Motion: Commissioner Mocivnik

Second: Commissioner James Walker

Vote Aye: Showalter, Vannoy, Mocivnik, Wright, Brock Milner, Walker

Vote Nay: None

Motion to approve Bishop – Rezone was approved.

Straw, 1403 W. Monroe – Rezone Open: 6:23PM Close: 6:24PM

Bill Platz, W R Consulting, Inc. – represented Mr. Straw. He requested it be rezoned to commercial and it was a 14 acre tract on Commerce Parkway in Commerce Park, adjacent to Source Gas and off West Monroe. It was a field with a house and he was asking for the 14 acres behind it to be rezoned.

Motion was made to approve Straw Rezone contingent on approval of lot split.

Motion: Commissioner Showalter

Second: Commissioner Mocivnik

Vote Aye: Wright, Milner, Vannoy, Brock, Showalter, Mocivnik, Walker

Vote Nay: None

Motion to approve Straw – Rezone contingent of approval of lot split was approved.

G. Public Forum: Open: 7:27PM Close: 7:27PM

H. Consent Agenda Items: None.

I. Old Business: Shipley Motor Company - LSD

Bo Wilkins with Engineering Services represented Shipley Motor Company and requested existing chain link fence be moved further north and anything moved will be new.

Motion was made to approve Shipley Motor Company – LSD as presented.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Wright, Brock, Vannoy, Showalter, Mocivnik, Walker

Vote Nay: Milner

Motion to approve Shipley Motor Company – LSD as presented was approved.

J. New Business:

Straw - 1403 W. Monroe – Lot Split

Bill Platz, W R Consulting, Inc. – represented Mr. Straw and he wanted to cut the tract in half with existing utilities at the rear and an existing sewer line across it.

Motion was made to approve the Straw – Lot Split as presented.

Motion: Commissioner Showalter

Second: Commissioner Vannoy

Vote Aye: Milner, Wright, Vannoy, Brock, Mocivnik, Showalter, Walker

Vote Nay: None

Motion to approve Straw – Lot Split was approved.

Stephens – 812 Paradise Place - Lot Split

Todd Stephens, 812 Paradise Place, requested a lot split because he owned two tracts, one being 7.51 tract that borders Brown Road and a 6.33 acre tract that sets behind where his dwelling is located. He wanted to do the lot split for the purpose of breaking a piece off his dwelling place to sell. He wanted to make four separate pieces. First piece is Tract 3 that showed on the survey, breaking it into 2.61 acre piece which will have the dwelling; the 2.5 tract west of that property he will retain it; north of those two tracts he owns and he will be keeping the 2.5 tract and the tract that is not noted as far as ownership and is owned by David and Susan Ward to the north of it, he will be purchasing it and will be moving there. He will own a total of approximately 11 acres. Tract 4 he is under contract with the neighbor who sits east, Amy Adams. She is buying that land as a buffer. Tract 1 is going to be a piece he will market as property for sale as a building lot. On Tract 3 he has a barn that is on the west back side. Mr. Stephens agreed to grant a 10' easement to Tract 2 north of Tract 3 lot line to provide access from Paradise Place Road.

Recess began at 6:50PM Reconvened at 6:54PM All commissioners returned to their seats.

Motion was made to approve Stephens – Lot Split if he would grant 10' easement to Tract 2 north of Tract 3 lot line to provide access from Paradise Place Road.

Motion: Commissioner Mocivnik

Second: Commissioner Brock

Vote Aye: Mocivnik, Brock, Showalter, Wright, Milner, Walker, Vannoy

Vote Nay: None

Motion to approve Stephens – Lot Split if he would grant 10' easement to Tract 2 north of Tract 3 lot line to provide access from Paradise Place Road.

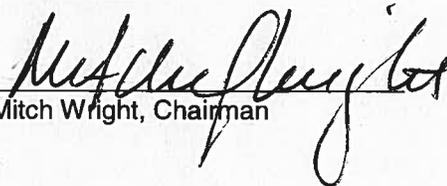
K. Planning Staff Items: None.

L. Discussions: None.

M. Committee Reports: None.

N. Adjourn: Commissioner Brock moved to adjourn. Commissioner Walker seconded the motion. All were in favor. Meeting adjourned at 6:55PM.

APPROVED:


Mitch Wright, Chairman

ATTEST:





Elizabeth Estes, City Clerk

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

APRIL 20, 2015