

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:08PM.
- 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 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 20, 2015

**Motion was made to approve April 20, 2015 minutes as presented.**

**Motion: Commissioner Showalter**

**Second: Commissioner Milner**

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

**Vote Nay: None**

**Motion to approve April 20, 2015 minutes as presented was approved.**

- F. **Public Hearing:** None.
- G. **Public Forum:** Open: 6:10PM Close: 6:10PM
- H. **Consent Agenda Items:** None.
- I. **Old Business:** None.
- J. **New Business:**

**Harps – Lot Line Adjustment**

Bo Wilkins, Engineering Services, Inc., represented Harps and requested a lot line adjustment on two ten-acre tracts because of the way they wanted to develop the property. Once Harps owns the property, parcels will be sold because Haps will not have any tandem lots.

**Motion was made to approve the Harps – Lot Line Adjustment as presented.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve Harps – Lot Line Adjustment was approved.**

**Williamson – Lot Split**

Nathan Willis, Arvest Bank, trustee for the Williamson Trust, presented a request to make three parcels out of the one that is currently there. There will be two one acre lots and the surrounding area will be approximately five acres. No development is proposed at this time. They needed to create one acre parcels for each of the two houses there for family members. The remaining land will be sold to a family member. The septic systems are tied together; the line running from the northern property to the southern property. They will have an agreement to share the septic system and share the well.

**Motion was made to approve Williamson – Lot Split contingent on agreement for sewer and water.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Brock**

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

**Vote Nay: None**

**Motion to approve Williamson – Lot Split contingent on agreement for sewer and water was approved.**

**Harps – Large Scale Development (TPR) – No decision required.**

Bo Wilkins, Engineering Services, Inc., representing Harps discussed Harps would have entrances off Monroe (three lanes) and Hwy 264; parking screening with landscaping to be 4' high, and building two rock and brick monument signs at the entrances. Requirements for the Overlay District will be met. Commissioners requested the elevations of what the building would look like to be shown on the LSD when it is presented at the next meeting.

**LA Liquor – Large Scale Development (TPR) – No decision required.**

Jerry Morrow asked to change his response Item 2 under Garver comments regarding where new sewer was to be constructed west of the existing, it is already under construction. He believes he can still develop with that sewer. Based on his conversation with Chris Buntin, he believes he can still develop with that sewer going parallel and close to the existing sewer. He believes he can still develop based on that location. He based his drawings and site layout on a set of drawings that were produced for the City of Lowell in 1999 by McGoodman, Williams and Yates who developed that drawing on the Corps of Engineers for the engineer's hydraulic model for the entire Puppy Creek Basin. He asked that it be stipulated as a bonified hydraulic model. The existing FEMA model shows no existing flood way.

Commissioners were concerned with the entrance/exit on Monroe developing into a high accident location due to the high volume of traffic exiting off Interstate 49. Commissioners also asked for documentation from state highway department on the markings for the entrance/exit to his property. Elevations were to be added to his LSD.

**K. Planning Staff Items: None.**

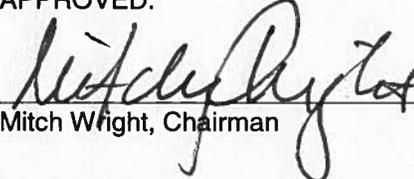
**L. Discussions: Overlay District Discussion.**

Three areas were referred to committee for discussion/clarification were: 1) Expanding Overlay District to include Old Wire Road and Apple Blossom from 71 west; 2) Signage; 3) Berms 4' without lowering landscaping requirements.

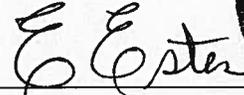
**M. Committee Reports: None.**

**N. Adjourn: Commissioner Walker moved to adjourn. Commissioner Milner seconded the motion. All were in favor. Meeting adjourned at 6:56PM.**

APPROVED:

  
Mitch Wright, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk



Elizabeth Estes, City Clerk