

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:10PM.
- 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, 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:** May 4, 2015

**Motion was made to approve May 4, 2015 minutes as presented.**

**Motion: Commissioner Milner**

**Second: Commissioner Brock**

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

**Vote Nay: None**

**Motion to approve May 4, 2015 minutes as presented was approved.**

- F. **Public Hearing:** Open: 6:13PM Close: 6:13PM

**J B Hunt Transport – Rezone**

Tom Oppenheim, Project Manager for CEI Engineering Associates, Inc., 3108 SW Regency Parkway, #2, Bentonville, AR requested rezoning for new corporate office building north of Christie Creek. Parking to serve the new facility is proposed to be located south of Christie Creek and the requested rezoning will allow this proposed use.

**Motion was made to approve the J B Hunt Transport - Rezone as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Abstain: Showalter**

**Motion to approve J B Hunt Transport - Rezone as presented was approved.**

- G. **Public Forum:** Open: 6:15PM Close: 6:15PM

- H. **Consent Agenda Items:** None.

- I. **Old Business:** None.

**LA Liquor – Large Scale Development**

Jerry Morrow, 901 NW 47, Rogers, discussed how he wants to address a left turn lane, replacing trees with dwarf crepe myrtle and add native grass; water and sewer, requirements of a retaining wall in easement; coordinating with HTD and FEMA on various issues.

**Motion was made to approve LA Liquor – Large Scale Development as presented contingent on resolution of flood plain information being provided and property compliant with all requirements.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

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

**Vote Nay: Showalter**

**Motion to approve LA Liquor – Large Scale Development as presented contingent on resolution of flood plain information being provided and property compliant with all requirements was approved.**

- J. **New Business:**

**J B Hunt Transport – Large Scale Development**

Tom Oppenheim, Project Manager for CEI Engineering Associates, Inc., 3108 SW Regency Parkway, #2, Bentonville, AR addressed comments by Garver: 1) relating to developers' share of improvements on Apple Blossom; he submitted a cost estimate to Kris Sullivan on what J B Hunt would share on half section in accordance with requirements; 2) discussion with Fire Marshall regarding placement of fire hydrant on south portion of parking lot; requested it be located more in the parking lot on the south side and it is agreeable with him to do so; 3) the flood plain – completed study that showed the flood elevation was higher than the existing FEMA map[ showed; evaluating ways they can build such as they are not impacted by flood plain. Relating to development in the flood plain, it will be necessary for them to do a letter of map revision. Based upon preliminary studies, the development meets conditions within a flood plain; 4) drainage comments will be addressed by drainage engineer at J B Hunt and Tom didn't see anything that wasn't achievable or unreasonable. He is still waiting on approval from Springdale Water concerning placing a pedestrian bridge above their water/sewer easement. J B Hunt agreed to their portion of estimated of cost for road improvements.

Extension and improvement of Dixieland has been planned. J B Hunt has tentatively agreed to provide for extension through their property. He didn't feel a traffic study was warranted as traffic would exit from their campus by two two-lane exit points. He requested clarification that the traffic study would not be required. Commissioners felt he would have to resolve that with the staff and if that couldn't happen, it would be brought before them.

**Motion was made to approve J B Hunt Transport – Large Scale Development as presented contingent on Garver comments being resolved.**

**Motion: Commissioner Milner**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Abstain: Showalter**

**Motion to approve J B Hunt Transport – Large Scale Development as presented contingent on Garver comments being resolved was approved.**

**Motion was made to amend agenda Item J to add letter to City Council with recommendations for review of Overlay District Requirements. Motion was approved with unanimous consent.**

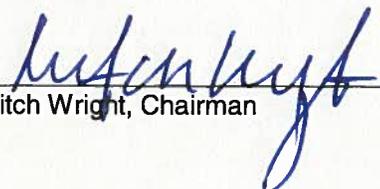
**K. Planning Staff Items: None.**

**L. Discussions:** Commissioners approved letter written by Chairman Wright which will be sent to City Council requesting them to have the Ordinance Committee consider three areas of the Overlay District Requirements for discussion/clarification. The three areas 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.

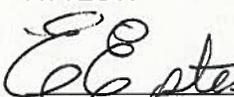
**M. Committee Reports: None.**

**N. Adjourn:** Commissioner Brock moved to adjourn. Commissioner Walker seconded the motion. All were in favor. Meeting adjourned at 6:49PM.

APPROVED:

  
Mitch Wright, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk  
CITY OF LOWELL

