

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:04PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Todd Fenix, Mitch Wright, Frank Mociwnik, Darrin Brock and James Milner. We had quorum. Mayor Long, Matt Bailey, Kris Sullivan, Nolan Jones, and Jimmy Hendrix 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:** October 5, 2015

Motion to approve October 5, 2015 special meeting minutes.

Motion: Commissioner Fenix

Second: Commissioner Walker

Vote Aye: Walker, Milner, Fenix, Mociwnik, Showalter, Brock, Wright

Vote Nay: None

Motion to approve October 5, 2015 was approved.

- F. **Public Hearing:** None. Open: 6:05PM Closed: 6:12PM

Providence Christian Academy – Conditional Use Permit/School

Matt Crafton, Crafton & Tull, represented the academy. Request was for conditional use permit for 60 acres of land on Ladelle Avenue on west part of Lowell to operate a school on that property. He asked for an unlimited time conditional use permit.

Julie Simoni, 1601 Ladell Avenue, and she understood the benefits of having a school in Lowell of that size and nature. She didn't want to see that land torn apart for a school and felt there were better options for the school to be placed elsewhere. She was concerned with the extra traffic flow the school would produce.

David Keenan, 1523 Ladell Avenue, lives on the west side of the property. His understanding was that there would be sports fields and he had a lot of questions about the lights, and he wanted directions on protecting the neighboring properties. He questioned the clientele the sports would be playing, such as same type of private schools. He questioned access and that road improvements would have to be made and that Ladell Avenue was private and there would be no construction vehicles down that street. They would have to access through the north or Puppy Creek. The utilities consisting of a sewer line east of the property needed to be checked if it was large enough and if Springdale would accept the extra load. He challenged that Mr. Johnson's property was the place for the school. The sign placed for the advertisement of the meeting was placed in front of a shop where a residence of two could see it and he questioned how many of the constituents knew about this meeting. He wasn't against the school but wasn't sure this placement was correct.

Commissioners were concerned about granting an unlimited time for conditional use permit.

Motion was made to postpone until next meeting in November Providence Christian Academy – Conditional Use Permit/School as presented.

Motion: Commissioner Fenix

Second: Commissioner Mociwnik

Vote Aye: Milner, Wright, Fenix, Showalter, Mociwnik, Brock, Walker

Vote Nay: None

Motion to postpone until next meeting in November Providence Christian Academy – Conditional Use Permit/School as presented was approved.

- G. **Public Forum:** Open: 6:22PM Close: 6:23PM

H. Old Business:

507 West Monroe – Lot Split

John Stuckey added flood plain line to the plat; added 20 feet of green space onto Lot 3A which was being split from Lot 3. Lot 3A has almost 350 feet of frontage along Sixth Street and over 100 feet of depth along that lot which seemed adequate to him. When the lot is split, Lot 3B doesn't have 60 feet of frontage on one side of the lot but when both sides of the lot is combined, there is over 200 feet of frontage on a main road.

Motion was made to approve 507 West Monroe – Lot Split as presented.

Motion: Commissioner Brock

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve 507 West Monroe – Lot Split as presented was approved.

I. New Business:

Willard – 302 Zion Church Road – Lot Split

Justin Reed, Bates and Associates, proposed a tract split on Zion Church Road of 2.01 acre tract to split in half. Tract A would be 1.0 acres and Tract B would be 1 acre.

Motion was made to approve Willard – 302 Zion Church Road – Lot Split as presented.

Motion: Commissioner Fenix

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Willard – 302 Zion Church Road – Lot Split as presented was approved.

Sandlot – SW Corner of W. Monroe/Spring Creek Road

Motion was made to amend the Agenda and add Sandlot – SW Corner of W. Monroe/Spring Creek Road to Item J of the agenda and moving it forward.

Motion: Commissioner Milner

Second: Commissioner Fenix

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

Motion to amend the Agenda and add Sandlot – SW Corner of W. Monroe/Spring Creek Road to Item J was approved of the agenda and moving it forward.

George Cain, Blew and Associates, discussed the parking issue on Sandlot. Brian Billingsley, owner, was present to answer questions. The parking concern was for overflow parking. George explained that this would be an indoor facility and there would be no games on the field. The field was for practice and there would be no outdoor lights. Teams would use the facility and field for practice only. A curb cut was added to allow for parking on the north. Commissioner Fenix asked applicant if a hard surface road needed to be added and George said he would be meeting with the Fire Marshall to discuss fire access.

J. Planning Staff Items: Conditional Use Permits Monitoring – Building Services

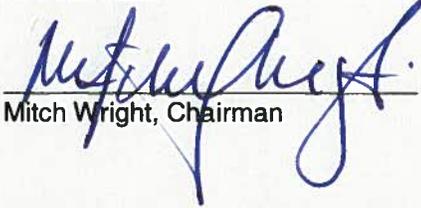
Report was given by Matt Bailey concerning six properties: 117 Jackson, no violation; 207 E. Monroe, No violation; 504 E. Monroe, no violations; 304 W. Apple Blossom, no violations, but showed improvement; 705 S. Lincoln, fence posts up, some heavy equipment has been moved, work in progress. Commissioner Wright made it clear that reports must be included in future packets. US Lawns, 518 Spring Creek Road will be added to the reports.

K. Discussions: None.

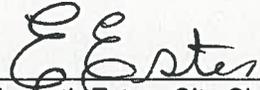
L. Committee Reports: None.

M. Adjourn: Commissioner Brock moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 6:42PM.

APPROVED:


Mitch Wright, Chairman

ATTEST:


Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

OCTOBER 19, 2015