

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:02PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Todd Fenix, Mitch Wright, Frank Mocivnik, Darrin Brock and James Milner. We had quorum. Kris Sullivan, Linda Vannoy, Nolan Jones, Rick Stone, Larry Gregory, Mayor Long and, Matt Bailey 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:** March 21, 2016

**Motion to approve March 21, 2016 meeting minutes.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve March 21, 2016 minutes was approved.**

F. **Public Hearing:**

**Ebert – Rezone**

**Open: 6:04PM Close: 6:05PM**

Scott Ebert requested rezone of property located at 675 N. Dixieland Road, Lowell, AR. He asked it be changed from residential to commercial. He was moving an established online business of 8 years to a store front business; property already had an existing building with all utilities; he lived directly behind the property; and the property was designated as commercial on Lowell's Future Land Use Plan.

**Motion was made to approve Ebert – Rezone.**

**Motion: Commissioner Milner**

**Second: Commissioner Showalter**

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

**Vote Nay: None**

**Motion to approve Ebert – Rezone was approved.**

**Gibson – Rezone**

**Open: 6:08PM Close: 6:15PM**

Doug Gibson requested rezoning of property located at 523 Bellview Road, Lowell, AR from Residential (R-A) to Residential (R-D). He was going to build a residential subdivision on 20 acres.

Melinda Flores – 3504 Kirkwood, Rogers, AR – Ms. Flores was concerned with drainage issues on the property directly behind her backyard/fence because when it rains it floods her backyard. She felt when the subdivision was built it would worsen her problem.

Loren Cunningham – 3704 Lexington – He represented the POA of his neighborhood. He knew the developer and felt he would do a good job taking care of the issues Ms. Flores expressed. As it takes place, the residents have concerns with traffic flow into the several subdivisions and on Bellview.

Chairman Wright requested that we get street improvements for the entire parent piece of property, not just the 20 acres he is developing.

**Motion was made to approve Gibson – Rezone.**

**Motion: Commissioner Fenix**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Gibson – Rezone was approved.**

G. Public Forum: Open: 6:19PM Close: 6:19PM

H. Consent Agenda: None.

I. Old Business: None.

J. New Business: Gibson – Lot Split

Doug Gibson requested a lot split from 40 acres to 20.4 acres for 523 Bellview Road to build a residential subdivision. He agreed that the existing home had a septic and lot lines will need to be adjusted to reflect lateral lines. He will work with staff to reflect how it will be handled. It will be identified and added to the plat.

Motion was made to postpone action until staff agrees they are ready to come back to another Planning Commission meeting, possibly May 2, 2016.

Motion: Commissioner Milner

Second: Commissioner Fenix

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

Vote Nay: None

Motion to postpone action until staff agrees they are ready to come back to another Planning Commission meeting, possibly May 2, 2016, was approved.

K. Planning Staff Items: None.

L. Discussions: Lowell's Code of Ordinances:

Commissioners expressed they would like to see the agreement that street improvements be made to the parent track whenever a lot split was requested.

Motion was made to add Lowell's Code of Ordinances to the May 2, 2016 Planning Commission meeting.

Motion: Commissioner Fenix

Second: Commissioner Walker

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

Vote Nay: None

Motion to add Lowell's Code of Ordinances to the May 2, 2016 Planning Commission meeting was approved.

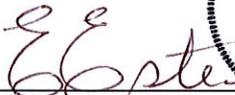
M. Committee Reports: None.

N. Adjourn: Commissioner Brock moved to adjourn. Commissioner Showalter seconded the motion. All were in favor. Meeting adjourned at 6:31PM.

APPROVED:

  
Mitch Wright, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk

