

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:05PM.
- B. **Roll Call:** Commissioners present were: James Milner, Lloyd Showalter, Todd Fenix and Frank Mocivnik Darrin Brock, and James Walker. There was quorum. Kris Sullivan, Linda Vannoy, Dean Bitner, Nolan Jones, Matt Bailey, Rick Stone, Larry Gregory and Mayor Long 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 2, 2016

**Motion to approve May 2, 2016 meeting minutes.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

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

**Vote Abstain: Brock**

**Vote Nay: None**

**Motion to approve May 2, 2016 minutes was approved.**

- F. **Public Hearing:** None. Open: Close:
- G. **Public Forum:** Open: 6:07PM Close: 6:07PM
- H. **Consent Agenda:** None.
- I. **Old Business: Fed-Ex Ground – Easement Dedication Plat**  
Daniel Ellis, Crafton Tull, presented the Fed-Ex Ground – Easement Dedication Plat. Road improvements have been left up to the property owners' responsibility.
- Motion was made to approve Fed-Ex Ground – Easement Dedication Plat as presented.**
- Motion: Commissioner Walker**
- Second: Commissioner Mocivnik**
- Vote Aye: Wright, Showalter, Walker, Brock, Milner, Fenix, Mocivnik**
- Vote Nay: None**
- Motion to approve Fed-Ex Ground – Easement Dedication Plat as presented was approved.**
- J. **New Business: Cooper's Maintenance Building – LSD – Tech Plat Review**  
Larry Hall, Architect, presented a preliminary site plan; some items such as drainage study, survey, etc. will be done before the final plat is presented to the commissioners.

- K. **Planning Staff Items:** The following AHTD items were presented by Mayor Long. Highway funding should be available; he and finance director and city council will stage that funding over future budgets. We will complete Exit 78 and there is concern about Bellview and Spring Creek Road and also widening Hwy 264 between Goad Springs and Bellview. Many funding situations are 80/20 funding. N/S Corridor where they are building bridge on Dogwood; completion will be 2017. We want to utilize state funding and know how to budget 2% we get. Dixieland is in the 30% stage. When it goes to 50%, they will review those plans and make recommendations necessary. We are working with JB Hunt since the artery will go through a big portion of their property. He was sure about the construction because the AHTD doesn't usually grant engineering money like they did unless they know it has regional significance to it. The fact we were awarded that money the mayor was 95% sure we at the right time we would be funded on it and be moving forward on it. We want to make sure Monroe is aligned with Nail so that if we need a light there, it will happen.

- L. **Discussions: Schedule of Uses – Fireworks, Urban Agriculture, Gated Communities**  
Fireworks: Any changes that need to be done will be done through ordinance by Nolan Jones. Kris was looking for clarification between temporary and permanent structures. When they put up tents in a commercial zone, do we want them to come to us for a conditional use permit? The ones that are

up now have a conditional use permit. Is a fireworks tent a permanent structure? Does a temporary tent on an open lot need a conditional use permit? It was determined we will require a conditional use permit. Chairman Wright felt that the City Council should address this situation with an ordinance for temporary structures. Nolan Jones already does a fire inspection on the fireworks stands. Commissioners decided to continue doing what has been done in the past. Kris wanted to add another column that says Firework Sales, Temporary Structure and put a "P" there. There is a fireworks ordinance that says they have so many days to put up the structure and take it down in so many days. Kris withdrew her request and promised to do more research on it before she brings it back before the Planning Commission. Chairman Wright's preference was that it not be added to the Land Development Code.

Urban Agriculture: Kris was keeping the commissioners in the loop on what the Ordinance Committee was discussing. Chickens (no roosters), bee hives, etc. are being considered to be allowed in the backyards of homes in Lowell. Public Hearings will have to be held.

Gated Communities: Villa – Park Central – Kris asked for input concerning gated communities. We do not have an ordinance for or against gated communities. An ordinance has been drafted for gates for this community and will be going to the council for consideration. We did not hold a public hearing on this subject because it wasn't on the agenda for this meeting.

Conditional Use Permits: Chairman Wright requested since a six month anniversary was approaching, he wanted a report at the first meeting in June from Matt Bailey for these permits.

Chairman Wright, Tom Kieklak, Mr. Phoenix and the mayor had a discussion previously about some things that could be done in future developments and large scale and about some road improvements we need to start doing. He asked that Kris invite Mr. Phoenix to a July meeting to share with the commission his ideas.

Eric Cooper presented his ideas on Cooper's Maintenance Building – He is a small business man in Lowell and he said the project had snowballed and he asked for mercy from the commission on the requirements he will have to meet to do this project.

**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:

  
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Mitch Wright, Chairman

ATTEST:

  
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Elizabeth Estes, City Clerk

