

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:30PM.
- B. **Roll Call:** Commissioners present were: James Milner, Lloyd Showalter, Todd Fenix and Frank Mocivnik, James Walker and Darrin Brock. There was quorum. Kris Sullivan, Nolan Jones, Linda Vannoy, Mayor Long, Larry Gregory, Matt Bailey, Tom Kieklak, 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:** September 19, 2016

**Motion to approve September 19, 2016 meeting minutes.**

**Motion: Commissioner Walker**

**Second: Commissioner Brock**

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

**Vote Nay: None**

**Motion to approve September 19, 2016 minutes was approved.**

- F. **Public Hearing:** HGJ Properties, 1423 Honeysuckle - Rezone Open: 6:32PM Close: 6:42PM

Jason Appel, Engineering Services, Inc, requested rezoning from NS to MDR.

Jim Olstead, 1523 Honeysuckle, was concerned with too much traffic.

Linda Willard, Daisy Circle, expressed concerns with too much traffic.

John McCullough, 622 Cattle Drive, expressed concerns with how bad the traffic is in that area; the number of dwellings in a small area; property was not zoned; widening roads impact other property in the area.

John Barclay owned property across from 1505 Honeysuckle and felt there was too much noise, and there needed to be some type of barrier; heavy traffic, loved the improvements.

Russell Hanby, 1212 Honeysuckle, expressed the developer should be responsible for road widening, curbs, drainage, sidewalks, etc; why rezone rural area when lots of land are available on the west side of Lowell; concerned about property values and traffic.

**Motion was made to postpone rezone request and move it to Item J.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None.**

**Motion to postpone rezone request and move it to Item J was approved.**

- G. **Public Forum:** Open: 6:47pm Close: 6:47pm

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

- I. **Old Business: Starmax, West Monroe Business Park – Preliminary Plat**

Patrick Foy, Morrison-Shiple Engineering, addressed all comments at the last meeting. New comments are the owner is fine with making it a public road. Will make a 60' R-O-W and meet all specs.

**Motion was made to approve Starmax, West Monroe Business Park – Preliminary Plat.**

**Motion: Commissioner Fenix**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Starmax, West Monroe Business Park – Preliminary Plat is approved.**

**J. New Business:**

**HGJ Properties, 1423 Honeysuckle – Preliminary Plat**

Jason Appel, Engineering Services, Inc. said the intention of the preliminary plat is to subdivide 65 acres into multiple lots so it can be decided what will be done with them and what will be developed. On one of the lots they are putting the Sunbelt rentals in the light industrial zone and six of the other lots will have the townhome units. The rest of the lots will be open and created for use to fit into that zone. They are making street improvements to their side of Honeysuckle, not going across the street and making improvements on east side and not taking any additional right-of-way. Do propose from northern east/west road to Pleasant Grove will be a three lane, wide enough for a left turn lane. The property that is approximately 300' west of Honeysuckle is light industrial, not commercial. We will buffer with the townhomes.

**HGJ Properties, 1423 Honeysuckle – Large Scale**

Jason Appel, Engineering Services, Inc., The townhomes are five-plex units, six of them, 30 units total. They are 3-bed, two bath and two-car garages, single story. Thirty units in five acres, proposing shadow box stream, fence along Honeysuckle that will be bookended with landscaping on both ends. They are offset from R-O-W on Honeysuckle approximately 72'. We will address all comments made by staff. Sunbelt rental area will be paved, screened. Homes are all bricked and will be POA maintained.

**HGJ Properties, 1423 Honeysuckle - Rezone**

Jason Appel, Engineering Services, Inc, requested rezoning from NS to MDR.

**Motion was made to approve rezone request as presented.**

**Motion: Commissioner Fenix**

**Second: Commissioner Brock**

**Vote Aye: Brock**

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

**Motion to approve rezone request as presented was not approved.**

Since Rezone was not approved, no action was taken on the other two items above.

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

**L. Discussions: None.**

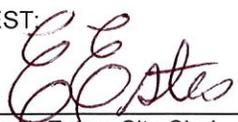
**M. Committee Reports: None.**

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

APPROVED:

  
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Mitch Wright, Chairman

ATTEST:

  
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Elizabeth Estes, City Clerk