

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:03PM.
- B. **Roll Call:** Commissioners present were: Lloyd Showalter, Lloyd Caldwell, Frank Mocivnik and Darrin Brock, James Walker, Carla Butler. There was quorum. Kris Sullivan, Larry Gregory, Rick Stone, Nolan Jones, Linda Vannoy, Karen Davis, Matt Bailey and 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:** April 17, 2017

Motion was made to approve April 17, 2017 meeting minutes.

Motion: Commissioner Showalter

Second: Commissioner Mocivnik

Vote Aye: Walker, Milner, Caldwell, Mocivnik, Showalter, Brock, Butler

Vote Nay: None

Motion to approve April 17, 2017 minutes was approved.

- F. **Public Forum:** Open: 6:05pm Close: 6:05pm

- G. **Consent Agenda:** None.

- H. **Old Business:**

HGJ Property – Preliminary Plat

Jason Appel presented a preliminary plat for both residential and light industrial development.

Motion was made to approve HGJ Property – Preliminary Plat as presented.

Motion: Commissioner Mocivnik

Second: Commissioner Butler

Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mocivnik, Brock

Vote Nay: None

Motion to approve HGJ Property – Preliminary Plat was approved.

HGJ Property – LSD – Townhomes

Jason Appel presented LSD for townhomes at 1423 Honeysuckle St. and install a 10' fence. Commissioners instructed him to comply with city's bio-retention plan and detail: 1. Specify that the mulch liner of the porous landscape detention basin shall be non-floating, or use landscaping rock as shown in Figure WQ-8 of the Lowell Drainage Criteria Manual. 2. The elevations shown in Porous Landscape Detention Section A-A indicate a sand/topsoil/compost layer that is 18 feet deep.

Motion was made to approve HGJ Property – LSD – Townhomes contingent on installing a 10' fence and complying with city's bio-retention plan and detail.

Motion: Commissioner Milner

Second: Commissioner Mocivnik

Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mocivnik, Brock

Vote Nay: None

Motion to approve HGJ Property – LSD – Townhomes contingent on installing a 10' fence and complying with city's bio-retention plan and detail was approved.

HGJ Property – LSD – Light Industrial

Jason Appel presented LSD for development of light industrial business at 1423 Honeysuckle St. and expressed he will comply with all of City of Lowell requirements.

Motion was made to approve HGJ Property – LSD – Light Industrial as presented.

Motion: Commissioner Showalter
Second: Commissioner Walker
Vote Aye: Caldwell, Mociwnik, Showalter, Butler, Milner, Brock, Walker
Vote Nay: None
Motion to approve HGJ Property – LSD – Light Industrial was approved.

I. New Business:

Bagwell Motors - TPR

No action taken.

Fire Station #43 TPR

Recommendation of planning commission was for additional landscaping. No action taken.

J. Planning Staff Items: Announcement of Mobile Food Vendor Ordinance coming before planning commission in June.

K. Discussions: Jack Hales Subdivision – Jack Hales discussed possible new subdivision on east side of Concord and south of Tucker Elementary School. He explored possibility of reducing lots from 80' to 70' and commissioners didn't agree to reduction; drainage will be a big concern and PUD is an option to explore.

L. Committee Reports: None.

M. Adjourn: Commissioner Brock moved to adjourn. Commissioner Walker second the motion. All were in favor. Meeting adjourned at 6:56PM.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk

