

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:03pm.
- B. **Roll Call:** Board Members present: Lloyd Showalter, Lloyd Caldwell, James Walker, Frank Mocivnik, Carla Butler and Darrin Brock. We had quorum. Kris Sullivan, Karen Davis, Richard Stone, Larry Gregory, Tom Kieklak, Nolan Jones, Mayor Long, Dean Bitner, Thomas Evers, Linda Vannoy, Todd Fenix, Lonnie Jones, were present.
- C. **Approval of Minutes:** September 18, 2017

Motion was made to approve September 18, 2017 minutes.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve September 18, 2017 minutes was approved.

- D. **Public Forum:** Open: 6:04pm Close: 6:04pm

- E. **Consent Agenda:** None.

- F. **Old Business:**

304 W. Apple Blossom Avenue – Lot Line Adjustment

Kris Sullivan asked the commissioners to put this item in staff's hands and allow them to resolve matter with applicant.

Motion to approve 304 W. Apple Blossom – Lot Line Adjustment as presented.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Motion to approve 304 W. Apple Blossom – Lot Line Adjustment passed.

406 McClure – Rezone

James Mathis requested rezoning of 406 McClure from Residential A (RA) to Medium Density Residential (MDR). He planned 50 mixed ownership and rental manufactured homes with landscaping.

Public Hearing: Open: 6:13 Close: 6:31

Retha Craig – 322 Somerset Creek – opposed to rezone. She had visited S. Alabama and a manufactured home park was run down, deteriorated.

Melanie Wood, 324 Honeysuckle St., had lived in manufactured home in 1991 and if she was living in it today, it would be junk. Manufactured homes have to meet code standards and \$10,000 manufactured homes are a dime a dozen. She doesn't want to see these homes next to her home and is totally against rezoning.

Mary Jane Neville, 403 Honeysuckle, did not want zoning changed because Honeysuckle was a narrow street and it cannot accommodate more traffic. She was opposed to a manufacturing housing development.

Trent Wood, 324 Honeysuckle, was opposed to rezoning property for manufactured homes.

Ted Nordsell, 1408 Rogers S. 11, told the commissioners his parents operated the previous manufactured home park and had a problem managing it. Property values around the park have

increased even though the manufactured homes were there. To have another manufactured home park there would increase the revenue to the city four fold. Even people with limited income need a place to live. He was 100% in favor of the rezoning.

Thomas Evers, 420 Honeysuckle, was opposed to rezoning to manufactured homes. He reported that two trailers in the area had broken windows and two trailers were in fair shape.

Terry Roller was opposed to rezoning.

Lonnie Jones, 214 McClure, was opposed to rezoning because the trash from the manufactured home park would drift down the street and end at his property for the last 20 years. Once the park was gone, the trash stopped. He was totally against rezoning.

Mayor Long has not received any positive comments on this issue. Condition of the mobile home park was atrocious. Matt Bailey worked on safety of the community. In checking with Fire Chief, there were a large volume of calls on this park. He was not against manufactured homes, but was aware it was about how they were managed that made the difference. Also, he wanted the commissioners to be aware of where it would be located.

James Mathias told commissioners the land was too small for houses. Since 1976 manufactured homes have been built much like regular homes are built. Homewood parcels are not included.

Motion to deny 406 McClure - Rezone as presented.

Motion: Commissioner Butler

Second: Commissioner Caldwell

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

Motion to deny 406 McClure – Rezone passed.

Planning Commissioners took a break at 6:40pm and reconvened at 6:45pm. All commissioners returned to the meeting.

G. New Business:

715 E. Monroe Avenue – LSD – TPR

All requirements will be resolved with city staff.

2110 & 2121 Zion Church Avenue – Lot Split / Lot Line Adjustment

Craig Davis, Engineering Services, represented the Dudley family and requested a lot split and lot line adjustment.

Motion to approve 2110 & 2121 Zion Church Ave – Lot Split / Lot Line Adjustment contingent on modification of 30' setback adjusted to 15' North of road easement as presented.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Motion to approve 2110 & 2121 Zion Church Ave – Lot Split / Lot Line Adjustment contingent on modification of 30' setback adjusted to 15' North of road easement passed.

W. Monroe Business Park – Lot Split

Patrick Foy will comply with all requirements, especially Stormwater/Floodplain and Garver Engineer comments.

Motion to approve W. Monroe Business Park – Lot Split contingent on meeting all requirements of TPR Report as presented.

Motion: Commissioner Brock

Second: Commissioner Walker

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

Motion to approve W. Monroe Business Park – Lot Split contingent on meeting all requirements of TPR Report passed.

W. Monroe Business Park - Lot Split / LSD

Patrick Foy requested a lot split and presented LSD. Commissioners requested he verify parking counts with city staff. No decision made at this meeting.

H. Planning Staff Items: None.

I. Discussions: Overlay District Requirements – No discussion needed at this meeting; but Commissioners were asked to review them and send their comments to Kris Sullivan.

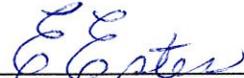
J. Committee Reports: None.

K. Adjourn: Commissioner Brock moved to adjourn. Commissioner Walker seconded the motion. All were in favor. Meeting adjourned at 7:15PM.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

OCTOBER 2, 2017