

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:02pm.
- B. **Roll Call:** Board Members present: Lloyd Showalter, Lloyd Caldwell, James Walker, Frank Mociwnik, Carla Butler and Darrin Brock. We had quorum. Kris Sullivan, Karen Davis, Larry Gregory, Tom Kieklak, Nolan Jones, Mayor Long, Matt Bailey, Dean Bitner, Linda Vannoy, Lonnie Jones, Rick Stone, Todd Fenix were present.
- C. **Approval of Minutes:** November 6, 2017

Motion was made to approve November 6, 2017 corrected minutes.

Motion: Commissioner Caldwell

Second: Commissioner Brock

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

Vote Nay: None

Motion to approve November 6, 2017 corrected minutes was approved.

- D. **Public Forum:** Open: 6:05pm Close: 6:05pm
- E. **Consent Agenda:** None.
- F. **Old Business:** None.
- G. **New Business:**

803 Concord Street – Rezone Public Hearing: Open: 6:05pm Closed: 6:44pm

Bill Watkins, Attorney, asked for rezoning of 23.2 acres on Concord Street from R-A to HDR. He explained there would be engineering challenges because the land was flat and had drainage problems. His client would resolve the drainage problems. The highest and best use of this property was to rezone it to HDR and build a high-end apartment complex.

Regina Hankins, 622 Concord St., opposed a multi-family complex. There were businesses on the east side of this property: storage facility, concrete company, tire place and flea market. She wondered when the city would start on the new street on the north side of property. She wondered if the present sewer line could handle the new apartment complex.

Erin Venture-Lawson, 414 Northcrest, presented a statistical report about how this rezoning and apartment complex would impact the Tucker Elementary Schools, tax structure, value of present single-family dwellings, increased traffic and safety for children walking/biking to school. She was opposed to rezoning.

Leon Estes, 403 Linwood Ave., opposed rezoning based on the increased traffic it would generate. He felt high density residential wasn't needed in this area due to the approximately 906 new apartment units already being built on Pleasant Grove and Dixieland, three miles northwest of this site.

Michelle Mellenthin, 612 Concord St., opposed rezoning due to her concern with kids going to Tucker elementary School and Concord St. would be changed from a quiet street into a noisy, high traffic street. She questioned if there were plans for improving intersection of Robinson and Concord streets.

Ken Craig, 623 Garland Place, opposed rezoning because he chose to live in a quiet area of Lowell with single family homes. He felt there were plenty of other areas for apartments in Lowell. He was concerned about the increase in traffic on Concord.

Matt Giess, 306 Northcrest Ave., opposed rezoning and felt investment could be made in single-family homes. This project would impact the Tucker Elementary School and there were other apartments already in place.

Mark Mize, 301 Northcrest Ave., opposed rezoning because of the high tension lines that would have to be moved. He felt instead of the city moving the high tension lines, improvements to Concord could impact present sidewalks. Ten years down the road, the apartment complex might not have as many residents as in the beginning and property values would drop. More police and firemen would have to be hired.

Mike Seay, 903 Concord St., joked he lived by the Concord Lake because his property is flooded every time it rains. He was concerned about the unavailability of good information from the City of Lowell. In order to get answers, he wondered if he would have to take legal action. He was highly opposed to rezoning.

Casey Kuth, 607 Concord St., opposed rezoning.

Lisa Gifford, 607 Concord, wanted to keep the quiet neighborhood of single-family homes and opposed rezoning.

Randy Jackson, 912 Concord St., represented his mother. His property has been in the family for 40 years. There had been drainage issues in the past, but they are remedied now. Concord St. is a narrow road and needs to be widened to handle traffic flow. Project is potential for crime in our area. He asked commissioners to consider if they would put this project in their own backyards. He was against rezoning.

Jason Santellan, 616 Concord, felt rezoning was bad thing for city, i.e. putting commercial in residential area. He wanted the property to stay as it is currently zoned.

Mike Adams, 318 Ridgemont, opposed rezoning because of more traffic and potential for more crime.

Motion to approve 803 Concord Street - Rezone.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Butler

Vote Nay: Caldwell, Milner, Showalter, Mocivnik, Walker, Brock

Motion to approve 803 Concord Street – Rezone failed.

H. **Planning Staff Items:** None.

J. **Committee Reports:** None.

K. **Adjourn:** Commissioner Brock moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 7:06pm.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk

