

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:07pm.
- B. **Roll Call:** Board Members present: Carla Butler, Lloyd Caldwell, James Walker, Frank Mocivnik. Darrin Brock and Lloyd Showalter were absent. We had quorum. Kris Sullivan, Karen Davis, Larry Gregory, Tom Kieklak, Nolan Jones, Matt Bailey, Linda Vannoy, Rick Stone were present.
- C. **Approval of Minutes:** December 18, 2017

**Motion was to approve December 18, 2017 minutes.**

**Motion: Commissioner Walker**

**Second: Commissioner Caldwell**

**Vote Aye: Walker, Milner, Caldwell, Mocivnik, Butler**

**Vote Nay: None**

**Motion to approve December 18, 2017 minutes approved.**

- D. **Public Forum:** Open: 6:10pm Close: 6:10pm

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

- F. **Old Business:**

- G. **New Business:**

**Commissioner Miller moved to do Cross Capital Lot Split before Cross Capital Rezone and it was approved unanimously by the commissioners.**

**IDO Lot Combo – 407 N. Goad Springs Road**

Jason Appel, Engineering Services, Inc., requested two lots be combined into one 18-acre lot.

**Motion to approve IDO Lot Combo as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Butler**

**Vote Aye: Caldwell, Milner, Butler, Mocivnik, Walker**

**Vote Nay: None**

**Motion to approve IDO Lot Combo approved.**

**IDO – LSD – 407 N. Goad Springs Road - TPR**

Jason Appel, Engineering Services, Inc., presented a preliminary LSD for IDO. Commissioners recommended he revise sidewalk plans; give details about detention pond and he may need to apply for a variance for the N/S sidewalk. No action taken at this meeting.

**Cross Capital – N. Goad Springs Road – Lot Split**

Mike Gardener requested splitting off southern 400' of this property.

**Motion to approve Cross Capital – N. Goad Springs Road – Lot Split as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Butler**

**Vote Aye: Milner, Butler, Mocivnik, Walker**

**Vote Nay: None**

**Vote Abstain: Caldwell**

**Motion to approve Cross Capital – N. Goad Springs Road – Lot Split was approved.**

**Cross Capital – N. Goad Springs Road - Rezone**

Mike Gardener requested southern 400' be rezoned from Residential-A (R-A) to Commercial (C). Property is located at SE Corner of N. Goad Springs Road and Oakwood Street, Lowell, AR.

**Public Hearing: Open 6:25pm Close: 6:27pm**

Doyle Gates, NWA Board of Realtors, was not opposed to the rezone, but did oppose proposed usage of property.

**Motion to approve Cross Capital – N. Goad Springs Road - Rezone**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

**Vote Aye: Milner, Butler, Mocivnik, Walker**

**Vote Nay: None**

**Vote Abstain: Caldwell**

**Motion to approve Cross Capital – N. Goad Springs Road - Rezone approved.**

**Cross Capital – N. Goad Springs Road – Conditional Use Permit**

Mike Gardener requested C.U.P. for usage of property as RV Park. He clarified that he wouldn't be parking trailers, mobile homes or manufactured homes on this property. RV's would be parked for a maximum of 30 days and then be required to be moved either to a different space within the park or outside the park.

**Public Hearing: Open: 6:45pm Close: 6:55pm**

Doyle Gates, NWA Board of Realtors, opposed usage of property as a RV Park.

Steve Brown, 606 N. Goad Springs Road, was concerned about green space on southwest corner. He said the property was a swamp and the culvert under the road could not contain all the water. The water backs up to his property and if a RV Park was created, the water problem would only get worse. He didn't want trailers in front of his house.

Farris Deboard, IDO, is creating an upscale warehouse project and he is concerned that the marketability of his warehouses could be adversely affected by a RV Park. Traffic was a concern as he felt mixing trucks with people so closely in the same area would cause more problems.

Johnathan Moore, President of NWA Board of Realtors, was opposed to C.U.P. His property has been landscaped to be used for meetings and events inside and outside. Since Fed-X built next door, more water has drained onto his property, causing a swamp. He believed that if the RV Park was allowed, even more water could be drained toward his property which would enlarge the swamp.

Martha Brown, 606 N. Goad Springs Road, opposed to C.U.P. due to current traffic on this road. With 100 spaces proposed in a RV Park, one car or more per space, would only make the problem worse.

After discussion with commissioners, Mr. Gardener withdrew his request for C.U.P.

H. **Planning Staff Items:** 2018 Bylaws & Election of Officers will be on January 18<sup>th</sup> agenda.

J. **Committee Reports:** None.

K. **Adjourn:** Commissioner Caldwell moved to adjourn. Commissioner Walker seconded the motion. All were in favor. Meeting adjourned at 7:12pm.

APPROVED:

  
James Milner, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk