

A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:09pm.

B. **Roll Call:** Board Members present: Carla Butler, Lloyd Caldwell, James Walker, Frank Mocivnik and Darrin Brock. Lloyd Showalter was absent. We had quorum. Nolan Jones, Linda Vannoy, Larry Gregory, Matt Bailey, Todd Fenix, Rick Stone, Tom Kieklak, Dean Bitner, Kris Sullivan and Karen Davis were present.

B. **Approval of Minutes:** January 4, 2018

Motion was to approve January 4, 2018 minutes.

Motion: Commissioner Mocivnik

Second: Commissioner Butler

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

Vote Nay: None

Motion to approve January 4, 2018 minutes approved.

D. **Public Forum:** Open: 6:11pm Close: 6:11pm

E. **Consent Agenda:** None.

F. **Old Business:**

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

Randy Crossno and Mike Gardener requested C.U.P. for usage of property as RV Park. The project would meet all staff requirements.

Doyle Yates, NWA Board of Realtors, opposed usage of property as a RV Park. He felt it was not in keeping with development on N. Goad Springs Road.

Johnathan Moore, President of NWA Board of Realtors, was opposed to C.U.P. He didn't believe it was the right place for an RV Park.

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. He felt was not compatible with neighboring businesses.

Shawn Lynge, Camping World, supported Cross Capital's venture. The RV business is growing in Arkansas and has potential to grow nationwide.

Michael Gibson, Salesman for Camping World, supported Cross Capital. People will be coming to NWA to work on various jobs and need a place to stay. The RV Park will be an alternative to people staying in hotels for any length of time.

Carla Butler recommended changing the 30-day to a 14-day time span for a trailer to stay in one place before it had to be moved to a different space in the park.

Todd Fenix, Alderman, supported the RV park as a place to stay when people are visiting relatives. He has stayed at RV Parks similar to this one in other states. The 30-day stay is appropriate and if they want to stay longer, they can apply for space again. This park would benefit the City of Lowell tax revenue and the city could use the hours of operation and Cross Capital's policies and incorporate them into the conditional use permit.

Don Bitner, Alderman, had experience working on jobs and living in hotels. He felt the 30-day stay was unnecessary and if workers wanted to stay longer, Cross Capital could consider parking spaces along I-49 be dedicated for them and make it a part of the conditional use permit.

Linda Vannoy, Alderman, asked if this project fit what the city wanted on this road. She asked the commissioners to consider what the city had already planned in their long-term goals. Consider if this is the place to put a RV park.

Commissioners agreed to place the following conditions on the conditional use permit:

- 1) 30-day maximum stay before a move is required, six months maximum
- 2) Additional consideration in excess of existing minimum city standards at LSD to shield properties adjacent to it
- 3) Hours of business operations would be 8:00am to 7:00pm

Motion to approve Cross Capital – North Goad Springs Road - Conditional Use Permit with the above conditions.

Motion: Commissioner Brock

Second: Commissioner Walker

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

Vote Abstain: Caldwell

Vote Nay: None

Motion to approve Cross Capital – North Goad Springs Road - Conditional Use Permit with the above conditions approved.

Oelke Construction – Grant Pl., LSD - TPR

Dirk Thibodaux presented preliminary LSD for commissioners' comments or corrections that needed to be done before he brought the final LSD to them for a decision. Staff requirements have been met. No action taken at this meeting.

Stophlet – 803 Concord - Rezone

Mike Stophlet presented his request for rezoning his property from R-A Residential to MDR Residential.

Public Hearing: Open 7:07pm Close: 7:24pm

Lisa Gifford – 607 Concord – Opposed rezoning because it was not right for her neighborhood. She was afraid it would become primarily rental property.

Mike Smith – 620 Concord – Opposed rezoning because it is not right fit for the neighborhood.

Dewayne Henry – 408 Ridgemont – Opposed the rezone because it was not the right place and it would attract crime and turnover.

Matt Giess – 306 Northcrest – Opposed rezone because future plans show single family homes for this area and it should stay that way.

Michelle Mellitin – 612 Concord – Opposed rezoning because it doesn't fit the neighborhood.

Jason Santelien – 616 Concord – Opposed the rezoning because it doesn't fit. It is a commercial application in a residential area.

Mike Seay – 903 Concord – Opposed to rezoning for apartments.

Josua Grout – 401 Edgehill – Opposed to rezoning because it doesn't fit.

Tim Kuth – 603 Concord – Opposed to rezoning because it doesn't fit.

Linda Vannoy – 505 Ash – Concerned that eight units per acre did not fit in a neighborhood that is not condensed. The City of Lowell has long-term plans and this doesn't fit what the people were told would be there.

Mr. Pedrosa was opposed to rezoning and apartments.

Jason Ross – 1113 Abbey St. – Opposed to rezoning and opposed to apartments even in MDR Residential.

Chris Moore – 1117 N. Dixieland – Opposed to rezoning because it wouldn't work best for residents in this area.

Aaron Salazar – 311 Ridgemont – Opposed rezoning because his neighborhood is a peaceful residential place.

Casey Kuth – 603 Concord – She said this property was damaged by the city and the city should fix it. Opposed to rezoning because this project doesn't fit the neighborhood.

Mike Stophlet rebutted remarks and stated there were no plans to build apartments on this land.

Motion to decline Stophlet – 803 Concord – Rezone.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

Vote Aye: Milner, Caldwell, Mocivnik, Walker

Vote Nay: Brock, Butler

Motion to decline Stophlet – 803 Concord - Rezone approved.

Commissioner Milner called for a recess to allow citizens to vacate the room. Began: 7:28pm Ended: 7:32pm. All commissioners returned to their seats.

- H. **Planning Staff Items:** 2018 Bylaws – Commissioner Brock requested that in Section 5: Officers – the words “and a” be added and “and Secretary” be removed. The sentence should read: The Lowell Planning Commission shall elect a Chair and a Vice-Chair and any such other officers as may be determined by the Commission.

Motion to revise 2018 Bylaws as stated above.

Motion: Commissioner Milner

Second: Commissioner Mocivnik

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

Vote Nay: None.

Motion to revise 2018 Bylaws as stated above approved.

- J. **Committee Reports:** None.

- K. **Adjourn:** Commissioner Brock moved to adjourn. Commissioner Walker seconded the motion. All were in favor. Meeting adjourned at 7:39pm.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk

