

**LOWELL PLANNING COMMISSION (CORRECTED)**  
**April 2, 2018 - 6:00PM**

- A. Call to Order: Chairperson James Milner called the meeting of the Planning Commission to order at 6:15pm.
- B. Roll Call: Commissioners present: James Walker, Lloyd Caldwell, Frank Mocivnik, Darrin Brock and Carla Butler. Lloyd Showalter was absent. We had quorum. City employees present: Kris Sullivan, Matt Bailey, Mike Morris, Todd Fenix, Dean Bitner, David Adams, Larry Gregory, Tom Kieklak, Linda Vannoy and Rick Stone.
- C. **Motion was made to Approve Minutes March 5, 2018.**  
**Motion to approve Minutes as presented.**  
**Motion: Commissioner Walker**  
**Second: Commissioner Caldwell**  
**Roll Call: Walker, Milner, Caldwell, Mocivnik, Brock, Butler**  
**Motion to approve Minutes March 5, 2018 approved.**
- D. Public Forum: Open: 6:17pm Close: 6:17pm
- E. Consent Agenda: **None.**
- F. Old Business:  
**Cross Capital Ventures, RV Park – TPR - Decisional**  
Mike Gardner and Todd Butler will work with staff to meet all drainage requirements.

**Motion to approve Cross Capital Ventures, RV Park contingent on meeting grading and Drainage Report and drainage details.**

**Motion: Commissioner Butler**  
**Second: Commissioner Walker**  
**Vote Aye: Brock, Mocivnik, Butler, Milner, Caldwell, Walker**  
**Vote Nay: None**

**Motion to approve Cross Capital Ventures, RV Park contingent on meeting grading and Drainage Report and drainage details approved.**

**TIMBER RIDGE – FINAL PLAT**

Joey Ingle and Doug Gibson were waiting on City of Rogers Engineers to sign off on Discharge of northeast corner of property into City of Rogers drainage system. Staff pointed out that a large pile of top soil is in the way of utilities and lots and curbs were not numbered. There are no street lights. Mr. Gibson claimed Carroll Electric would not go on their property until a final plat is approved.

**Motion made to Approve Timber Ridge Final Plat contingent on City of Rogers signing off to allow drainage into subdivision; stock pile of soil moved away; lots and curbs marked by city ordinance and street lights be provided before substantial completion.**

**Motion: Commissioner Milner**  
**Second: Commissioner Brock**  
**Vote Aye: Walker, Milner, Caldwell, Mocivnik, Brock, Butler**

**Motion to approve Timber Ridge Final Plat contingent on City of Rogers signing off to allow drainage into subdivision; stock pile of soil moved away; lots and curbs marked by city ordinance and street lights be provided before substantial completion.**  
**approved.**

- G. New Business: Commissioners unanimously approved moving Tuscany Vines – Rezone before Arkie Lures, LSD – TPR.

**Tuscany Vines – Rezone**

Jason Appel, Engineering Services, proposed rezoning property on NE corner of Old Wire Road and McClure Avenue from RA to HDR. He proposed having the exterior of the property zoned MDR and the interior rezoned to HDR. (Minutes were corrected to reflect MDR on exterior of property and HDR on interior of property.)

**Public Hearing: Open: 6:55pm Closed: 7:51pm**

Cynda Branzhaf – Would like to see blueprint of his plans.

Bill Cichy, 213 Old Wire Road, thought disadvantages outweighed advantages. Privacy, noise, pollution, increased traffic, accommodating schools, increase in crime were some of the problems he saw.

Roy Brunson, 112 Todd Place, against rezone and could see nothing positive about putting it on his side of town.

Bethany Rosenbaum, 4014 Old Wire Road, against the rezoning. She moved to this part of Lowell from Fayetteville for the beauty and open space. She can see cows and escape the business of the city. Lowell is unique in that residents can access restaurants, malls, etc. around them. She didn't want to see increase in traffic, etc.

Dominique Fleming, 610 Solstice Ave, is a 16-year resident and likes the small community atmosphere. She would like to see residential space to encourage couples and families moving here.

Ann Brunson, 112 Todd Place, raised two boys and is invested here. She has seen people move out to other cities. You would grow people by building single-family homes.

Paul Johnson, 513 Old Wire Road, worked at J B Hunt for 20 years. He is against the rezone and would like to keep the small town feeling. He is concerned about increased traffic on McClure and the infrastructure handling additional traffic.

Danny Wilkes, 121 Old Wire Road, is against rezone. He likes individual homes. He moved away from crowds and feels relaxed in Lowell in his home. There are storm drainage issues, pond of mosquitos and more traffic. City will have to hire more police due to increase in crime. Traffic will triple on Old Wire Road.

Michelle Graham Jones, 418 Old Wire Road, has lived there 52 years and Lowell is an agricultural town. She is not against progress but she is against HDR & MDR, increased traffic, more wrecks, hiring more police, increase in crime, etc. She is against rezone.

Jerry Graham currently picks up trash from people on the west because city won't do what it should. Opposed to rezone.

Kay Graham Bradley, Nail Ave. Her family moved to Lowell over 100 years ago and it was quiet. She is against HDR & MDR. She wants Lowell to remain a quiet town.

Terry Villines, Andrew St., agreed with others about problems that could be caused by rezone. There should be more individual homes built.

Stephen Palmer, 226 N. Oak, was against rezone. Would like to see individual homes.

Jordan Rosenbaum, 414 N. Old Wire Road, echoed what everyone else said. He is against MDR & HDR.

Shawn Cheney, Councilman, opposed rezone due to increased traffic and the need for a traffic light and other improvements to Old Wire Road.

**Motion to approve Tuscany Vines - Rezone as presented.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Brock**

**Vote Aye: Milner, Butler, Brock**

**Vote Nay: Mocivnik, Walker, Caldwell**

**Motion to approve Tuscany Vines - Rezone failed.**

Commissioners recessed from 7:40pm to 7:47pm. All commissioners returned to their seats.

**Arkie Lures, LSD – TPR**

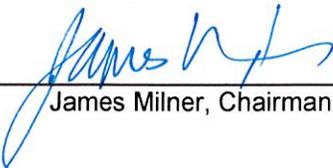
Applicant was willing to meet all requirements except for the preferred requirements for various reasons. He will work out the details with the staff. No action required at this meeting.

**Tuscany Vines – LSD – TPR**

Applicant pulled LSD-TPR from agenda.

- H. Planning Staff Items: Update Contact Information
- I. Discussions: Mayor Long announced Lloyd Showalter has resigned and a replacement will be made soon.
- J. Committee Reports: None.
- K. Adjourn: Commissioner Brock moved to adjourn. Commissioner Walker made the second. All were in favor. Meeting adjourned at 8:13pm.

APPROVED:

  
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James Milner, Chairman

ATTEST:

  
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Elizabeth Estes, City Clerk

