

**LOWELL PLANNING COMMISSION
SEPTEMBER 17, 2018 - 6:00PM**

- A. Call to Order: Chairperson James Milner called the meeting of the Planning Commission to order at 6:03pm.
- B. **Roll Call:** Board Members present: Brando Allen, James Walker, Carla Butler, Lloyd Caldwell, Frank Mociwnik. Darrin Brock was absent. We had quorum. Karen Davis, Melanie Houston, Nolan Jones, Matt Bailey, Larry Gregory, Tom Kieklak, Richard Stone, Dean Bitner, Aaron Pile, Todd Fenix, Lonnie Jones and Linda Vannoy were present.
- C. **Motion was made to approve Minutes of September 6, 2018.**
Motion: Commissioner Walker
Second: Commissioner Caldwell
Roll Call: Walker, Milner, Caldwell, Mociwnik, Allen, Butler
Motion to approve Minutes of September 6, 2018 approved.
- D. Public Forum: Open: 6:04pm Close: 6:04pm
- E. Consent Agenda: **None.**
- F. Old Business: **None.**
- G. New Business:

Tuscany Vines – Lot Combination

Jason Appel, ESI, requested combining 26 acres into one lot. Property is located along Hwy 265 (Old Wire Road) northeast of McClure Ave.

Motion to approve Tuscany Vines – Lot Combination.

Motion: Commissioner Walker

Second: Commissioner Butler

Vote Aye: Mociwnik, Milner, Walker, Caldwell, Butler, Allen

Vote Nay: None.

Motion to approve Tuscany Vines – Lot Combination approved.

Tuscany Vines - Rezone

Jason Appel, ESI, requested rezone from R-A to MDR. Property is located along Hwy 265 (Old wire Road) northeast of McClure Ave. He proposed building townhouses in the center of 26 acres and single-family homes on the perimeter.

Public Hearing: Open: 6:04pm Closed: 6:30pm

Danny W. – 421 N. Old Wire Road, opposed to rezone and multiple housing units.

Doug Dorthy – 102 S. Old Wire Road – opposed to rezone and he felt there were other places in Lowell that was more suitable for this type of project.

Reta Graham – lived 300 feet north of proposed development. She was opposed to this project. She felt it would burden the fire and police departments, schools and impact traffic on Old Wire Road.

Sarah – Eclipse Street – opposed to rezone. Traffic was already unbearable and a new subdivision would overcrowd existing public schools in Lowell.

D J Coopman – 708 Hankins Ave – opposed to project due to heavy traffic on McClure, two public parks and elementary school. He said Summer Meadows was against the rezone.

Bethany Rosenbaum – 414 N. Old Wire Road – opposed the rezone and wrote a three-page letter explaining her reasons. A copy was included in the commissioners' packets.

Bill Cichy – 213 N. Old Wire Road – opposed to MDR. It is not a good fit for his neighborhood.

Mike Mulanax – 1718 Hankins – opposed to rezone. He doesn't want any more people living behind his home; stress on police and schools.

Michelle Graham Jones – 418 Old Wire Road – opposed rezone. She wanted them to stay one acre lots and keep the country values of the area.

Tonya Schein – 824 Topaz – opposed to rezone and used the example of the changes in the area since apartments were built on Oak Street.

Motion to approve Tuscany Vines - Rezone as presented.

Motion: Commissioner Mocivnik

Second: Commissioner Allen

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

Vote Nay: None

Motion to approve Tuscany Vines - Rezone approved.

Tuscany Vines – LSD / TPR

Jason Appel presented the LSD and explained there would be 62 single-family homes on the exterior and 61 townhomes units in the center of the 26 acres. He will check with the City of Lowell to determine minimum width of lots for MDR. He will also provide clarity on the type of fence around the property.

R-E Zone – Language Change

Tom Kieklak, City Attorney, commented that the proposed change in the language of any ordinance would have to be made by the city council.

H. Planning Staff Items: None.

I. Discussions: None.

J. Committee Reports: None.

K. Adjourn: Commissioner Walker moved to adjourn. Commissioner Allen made the second. All were in favor. Meeting adjourned at 7:01pm.

ATTEST:


Elizabeth Estes, City Clerk
CITY OF LOWELL



APPROVED:


James Milner, Chairman