

Invocation: City Clerk Liz Estes

Pledge of Allegiance: Chairman Darrin Brock

Call to Order: Chairman Brock called the Planning Commission Meeting to order at 6:00pm. An attendance sheet was included for visitors.

Roll Call: Board Members present: Darrin Brock, Frank Mocivnik, Tony Kaczoroski, Michael Phillips, Brian Clark, and Chase Henrichs. We had quorum. James Walker came in at 6:10pm.

Approval of Minutes:

Motion to approve Minutes of March 6, 2023 as written,

Motion: Commissioner Chase

Second: Commissioner Mocivnik

Vote Aye: Brock, Mocivnik, Kaczoroski, Phillips, Henrich, Clark

Vote Nay: None

Motion to approve Minutes of March 6, 2023 as written were approved.

Public Forum: Open: 6:02pm Closed: 6:02pm

Old Business: None.

New Business:

**DOMINO'S PIZZA – LARGE SCALE DEVELOPMENT – 817 W MONROE AVE,
PARCEL 12-04017-000**

Kip Williams submitted a large scale application for a drive thru building to be constructed east of Wendy's.

Motion to approve Domino's Pizza – Large Scale Development.

Motion: Commissioner Phillips

Second: Commissioner Mocivnik

Vote Aye: Kaczoroski, Mocivnik, Brock, Henrichs, Phillips, Clark

Vote Nay: None

Motion to approve Domino's Pizza – Large Scale Development - approved.

**CHESTNUT FARMS – PRELIMINARY PLAT – 607 S. OLD WIRE ROAD PARCEL 12-00618-050,
PARCEL 12-00265-051**

Taylor Lindley, Crafton Tull, presented a preliminary plat for Chestnut Farms. The subdivision will have 137 single family homes and one commercial space at the entrance of the development which fronts Old Wire Road.

Motion to approve Chestnut Farms – Parcels 12-00618-050 & 12-00265-051.

Motion: Commissioner Henrichs

Second: Commissioner Phillips

Vote Aye: Kaczoroski, Brock, Mocivnik, Henrichs, Phillips

Vote Nay: Clark

Motion to approve Chestnut Farms – Parcels 12-00618-050 & 12-00265-051 approved.

**LOWELL COMMERCE – REVISED LARGE SCALE DEVELOPMENT – W. MONROE AVE.
PARCEL 12-00229-042**

Courtney Austin, Crafton Tull, presented a revised large scale development for Lowell Commerce. This previously approved large scale has revised their plans and moved the detention pond locations. The development also removed the front building along W. Monroe Ave. and moved the commercial lot to the east. Climate controlled mini storage buildings were also relocated. These revisions are being made to reduce the amount of fill and overall construction costs for the project,

Motion to approve Lowell Commerce – Revised Large Scale Development.

Motion: Commissioner Kaczoroski

Second: Commissioner Mocivnik

Vote Aye: Walker, Phillips, Mocivnik, Brock, Kaczoroski, Henrichs, Clark

Vote Nay: None

Motion to approve Lowell Commerce – Revised Large Scale Development approved.

Planning Staff Items: Next PC Meeting 05/01/23

Discussions: Upcoming events: Tree Giveaway & Keep America Beautiful City Cleanup, (April 22), Biannual City Cleanup (May 6), Mudtown, (June 2, 3)

Adjourn: Motion to adjourn made by Commissioner Phillips and second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 6:17pm.

ATTEST:


Elizabeth Estes, City Clerk



APPROVED:


Darrin Brock, Chairman