

Call to Order: CO-Chairman Michael Phillips called meeting of the Board of Zoning Adjustment to order at 6:03pm. Darrin Brock was absent. Kendell Stucki came in after the PC Minutes were approved. This was a virtual meeting and no attendance sheet was available. Since the BOZA Meeting was cancelled, the Invocation and Pledge of Allegiance was added to this meeting.

Invocation: Liz Estes, City Clerk

Pledge of Allegiance: Co-Chairman Michael Phillips

Roll Call: Board Members present: James Walker, Bethany Rosenbaum, Frank Mocivnik, **Michael Phillips, Kendell Stucki and Tony Kaczoroski. Darrin Brock was absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of October 13, 2020 as written.

Motion: Commissioner Bethany Rosenbaum

Second: Commissioner Tony Kaczoroski

Vote Aye: Walker, Mocivnik, Rosenbaum, Kaczoroski, Phillips

Vote Nay: None

Motion to approve Minutes of October 13, 2020 as written were approved.

Public Forum: Open: 6:08pm Closed: 6:09pm

Consent Agenda: None.

Old Business: None.

New Business:

Starbucks - LSD - Tech Plat Review – 105 Bloomington

Michael Boggs, PE, Project Manager, Tralan Engineering, 2916 Wood Street, Jonesboro, presented plans for a drive-thru coffee shop with a few tables outside. He asked for four waivers: 1) Landscaping and greenspace requirements; 2) Driveway spacing and curb cuts; 3) Perimeter Landscaping; and 4) Site coverage. Commissioners agreed to the waivers because of the .55 acre lot and the difficulty to meet Overlay District Requirements. No action was taken at this meeting.

Dillard Commercial Park – Lot 5 – LSD – SW Corner of I-49/W. Monroe

Paul Bryant (MCE), 1580 E. Stearing St., Fayetteville, presented LSD for Lot 5 of the Dillard Commercial Park. Daniel Ellis is satisfied with comments on drainage as the developer has met his suggestions. All other comments have been addressed to the satisfaction of the city staff.

Motion to approve Dillard Commercial Park – Lot 5 - LSD as presented.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

Vote Aye: Walker, Mocivnik, Phillips, Rosenbaum, Kaczoroski, Stucki

Vote Nay: None

Motion to approve Dillard Commercial Park – Lot 5 - LSD approved.

Honeysuckle Subdivision – Preliminary Plat – Tech Plat Review/701 Honeysuckle St.

Blake Murray, Engineering Services, 1207 E. Missouri Road, Springdale, requested waiver for Lots 87-94 and Lot 98 due to drainage issues. Daniel Ellis said such waivers were not unusual and that

drainage would be taken care of by water flowing back into the subdivision and the ponds in the area. Commissioners agreed to the waiver. Commissioners suggested signage would be appropriate at both entrances of this project. No other action taken at this meeting.

Planning Staff Items: Next PC Meeting will be 11/10/2020.

Discussions: None.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Stucki. All were in favor. Meeting adjourned at 6:50pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Michael Phillips, Co-Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

OCTOBER 27, 2020

DRAFT