

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:23pm. An attendance sheet was available for visitors.

Roll Call: Board Members present: James Walker, Frank Mocivnik, Chase Henrichs, Tony Kaczoroski, Michael Phillips and Brian Clark. We had quorum.

Approval of Minutes:

Motion to approve Minutes of June 7, 2021 as written.

Motion: Commissioner Walker

Second: Commissioner Henrichs

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to Minutes of June 7, 2021 as written approved.

Public Forum: Open: 6:12pm Closed: 6:12pm

Old Business: None.

New Business:

Kimley-Horn – Large Scale Development - 315B Lincoln St.

Applicant submitted a LSD to rebuild the parking lot of the warehouse and to add an additional drive. The development will continue working with the Fire Department to address their comments. The LSD is ready for approval contingent of meeting Fire comments before a preconstruction meeting is scheduled and a grading permit is approved. The development has completed a traffic study which shows the developer will need to reimburse the City for 20% of the cost to improve the signal located at Monroe and 71B.

Motion to approve Kimley-Horn – Large Scale Development – contingent on satisfying Fire Department comments and 20% reimbursement to the City of Lowell for cost to improve the signal located at Monroe and 71B.

Motion: Commissioner Phillips

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve Kimley-Horn – Large Scale Development – contingent on satisfying Fire Department comments and 20% reimbursement to the City of Lowell for cost to improve the signal located at Monroe and 71B approved.

Schedule of Uses Amendment – Add Beekeeping to the Residential Use Table.

Due to ongoing challenges with beekeeping in residential neighborhoods, the City of Lowell finds it necessary to add the use of beekeeping to the schedule of uses as not an allowed use within the City limits of Lowell. The bees have become a nuisance to neighboring properties. Exposure to bees for many residents presents a life-threatening situation. It is the duty as a City to establish regulations that protect our citizens. Denying the use of beekeeping in Lowell will give relief to those who are adversely affected by bees.

Public Hearing: Open: 6:25pm Close: 6:37pm

Karen Davis: In order to have someone monitor beekeeping, we would have to hire an employee who has the expertise to do this.

Steve Shchinnerer, Cave Springs, President Beekeeping Association, stated bees are serious. Honeybees forage within a three-mile range. Water sources are issues for bees and their food is from plants. Honeybees are gentle, do not sting unless provoked. He would like to be part of the solution to help keep people safe.

Helen Duncan, Rogers Beekeeping Association, stated when Honeybees swarm, they are gentle. You can put your arm in the swarm of Honeybees and they won't sting you. IF we don't have Honeybees, our plants and vegetable gardens will be seriously affected.

Trent, 4011 Goodman Place, has one hive as a hobby. Faring depends on bees. If the hive is not properly kept, Honeybees will swarm. Consider having zoning, size of lots, to justify number of hives people can have. Have hives inspected.

Mary Miller – 1010 Honeysuckle Street, does not approve of banning bees. (Her email is lengthy and included with the minutes on file.)

Michael Phillips, Honeybees should be regulated and people made to be responsible. Small lots and tight spaces should be restricted. Recommend table item and bring in people with expertise to guide commissioners in deciding how we should proceed

Darrin Brock was in favor of having bees.

Chase Henrichs was not in favor of banning bees. He suggested we consider size and number of hives for each property.

Tony Kaczoroski noted we have little or no control and now we are going to absolute control.

Brian Clark asked how many Conditional Use Permits had been issued for beekeeping.

Karen Davis said the City has not issued any Conditional Use Permits. Staff can ask owner to get a Conditional Use Permit and if they refuse, they get a ticket and go before the judge.

Brian Clark stated requiring a Conditional Use Permit would be a means of control.

Frank Mocivnik recommended not to have beekeeping in heavily populated areas.

Michael Phillips stated there is a state database of registered beekeepers. He recommended City Council charge Planning Commissioners to do more research and make a decision after 90 days and volunteered to be a liaison between the City and citizens.

Motion to recommend to City Council to require Commissioners to research and come up with better solution other than banning bees.

Motion: Commissioner Brock

Second: Commissioner Phillips

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

Vote Nay: None

Motion to recommend to City Council to require Commissioners to research and come up with better solution other than banning bees approved.

Planning Staff Items: Next PC Meeting 7/08/21

Discussions: Will be looking at Comprehensive Growth Map; land outside city but within planning areas.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Mociwnik. All were in favor. Meeting adjourned at 7:05pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

JUNE 21, 2021

DRAFT