

**Call to Order:** Chairman Darrin Brock called the Planning Commission Meeting to order at 6:00pm. 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 July 8, 2021 as written.**

**Motion: Commissioner Phillips**

**Second: Commissioner Kaczoroski**

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

**Vote Abstain: Clark**

**Voice Vote Nay: None**

**Motion to Minutes of July 8, 2021 as written approved.**

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

**Old Business:** None.

**New Business**

**LAKWOOD PHASE VIII – PRELIMINARY PLAT – E OF LAKWOOD V ON ZION CHURCH ROAD**

Taylor Lindley submitted preliminary plat showing 140 single-family lots. All comments have been satisfied. Development will be responsible for road improvements of the development frontage on Zion Church Road. Lakewood VIII has included a stub out to the North that could eventually connect to the Rogers Cross Creek subdivision. The city street of Willow Ridge Way is in the Cross Creek subdivision and is in Lowell. There is a vacant lot on the South side of Willow Ridge Way and is designated as a reserved lot in the PUD but doesn't indicate a particular purpose. It is not currently dedicated as a ROW or easement, so the City of Lowell will need to obtain the ROW. It is Planning staff's opinion that the developer should coordinate with the Cross Creek POA to acquire off-site access and construct a full street section all the way to Willow Ridge Way. Taylor Lindley indicated the project would work with Rogers on this street section. He also indicated Rogers agreed with his building the full street section.

**Motion to approve Lakewood Phase VIII – Preliminary Plat.**

**Motion: Commissioner Clark**

**Second: Commissioner Phillips**

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

**Vote Recuse: Henrichs**

**Vote Nay: None**

**Motion to approve Lakewood VIII – Preliminary Plat approved.**

**Tucker Mixed Use Project – Large Scale Development – 906 Bloomington St.**

Taylor Lindley presented the Large Scale Development, which is located at 906 Bloomington Street, South of Tucker Elementary School. There will be 37 single family lots and 28 townhouses, plus a commercial lot. He requested a waiver from City of Lowell standard street specs for minimum k values of crest and sag vertical curves. All comments of tech plat review have been satisfied.

**Motion to approve Tucker Mixed Use Project – Large Scale Development with waiver of City of Lowell standard street specs for minimum k values of crest and sag vertical curves.**

**Motion:** Commissioner Kaczoroski

**Second:** Commissioner Mocivnik

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

**Vote Recuse:** Henrichs

**Vote Nay:** None

**Motion to approve Tucker Mixed Use Project – Large Scale Development with waiver of City of Lowell standard street specs for minimum k values of crest and sag vertical curves approved.**

**Planning Staff Items:** Next PC Meeting 8/16/21

**Discussions:** City Council members approved two projects at the July 20<sup>th</sup> Council Meeting. First project allows Crafton Tull Engineers to design a widening of East McClure Avenue to three lanes extending to Hwy 265; adding sidewalks and a crosswalk to McClure, and to replace the existing trail at Ward Nail Park. The second project approved Crafton Tull Engineers to create an updated Master Park Design for Ward Nail Park, McClure Park and the Kathleen Johnson Memorial Park.

**Committee Reports:** None

**Adjourn:** Motion to adjourn made by Commissioner Walker; second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 6:11pm.

ATTEST:

APPROVED:

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Elizabeth Estes, City Clerk

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Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

AUGUST 2, 2021