

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:00pm.
THIS MEETING WAS A ZOOM MEETING.

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 August 2, 2021, as written.

Motion: Commissioner Kaczoroski

Second: Commissioner Henrichs

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

Vote Abstain: Clark

Voice Vote Nay: None

Motion to Minutes of August 2, 2021, as written approved.

Public Forum: Open: 6:22pm Closed: 6:22pm

Old Business: None.

New Business

LINCOLN PLACE SUBDIVISION – FINAL PLAT – NW OF INTERSECTION MCCLURE & HONESUCKLE

Representative of Crafton Tull presented Final Plat which has satisfied all comments of review. Development will complete final inspection punch list before final plat is signed.

Motion to approve Lincoln Place Subdivision - Final Plat.

Motion: Commissioner Kaczoroski

Second: Commissioner Phillips

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

Vote Recuse: Henrichs

Vote Nay: None

Motion to approve Lincoln Place Subdivision - Final Plat approved.

PURE LOWELL – LOT COMBINATION – COMMERCE CREEK DRIVE.

Tom Hennelly with Crafton Tull presented request for lot combination for a proposed multi-use development which will include both parcels of land.

Motion to approve Pure Lowell – Lot Combination.

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Vote Recuse: Henrichs

Vote Nay: None

Motion to approve Pure Lowell – Lot approved.

COLLINS – LOT SPLIT – 515 MEADOWLARK DRIVE

Joe Pianalto presented request for lot split. He has been approved for variance to waive the requirement to build a city street to access the subdivided property. Staff recommended approval.

Motion to approve Collins – Lot Split.

Motion: Commissioner Brock

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Collins lot split approved.

JOEY & CHARITY – LOT LINE ADJUSTMENT – 502 OAKWOOD & 504 DIXIELAND

Casey Duff presented request for lot line adjustment. Both acres are over ¾ acres and are on septic. Applicant will dedicate sufficient ROW for the proposed Robinson St. extension and N. Oakwood St.

Motion to approve Joey & Charity Lot Line Adjustment.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

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

Vote Nay: None

Motion to approve Joey & Charity Lot Line Adjustment approved.

2188, LLC – Rezone – Public Hearing – E. Side of N. Dixieland, N. of Links Apts.

Hugh Jarrett requested rezone of 10 acres on E. Side of N. Dixieland from Urban Thoroughfare Commercial (C-2) to R-3, Urban Neighborhood. The requested zone is cohesive to existing zones in the surrounding area. The R-3 matches the intensity of the C-2 Commercial zone. Staff recommends approval.

Public Hearing: Open: 6:41pm Close: 6:45pm

Jimmy D. Dill, NW Holdings, LLC, Pine Bluff, AR, No objections.

Roger Frakes, 53045 Whispering Meadow Lane, No objections.

Motion to approve 2188, LLC – Rezone.

Motion: Commissioner Clark

Second: Commissioner Kaczoroski

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

Vote Nay: Brock

Motion to approve 2188, LLC – Rezone approved.

Amendment to Section 16-311 of the Land Development Code to allow for Early Building Permits – Public Hearing

Karen Davis, Community Development Director explained that it was becoming necessary to issue early building permits on new construction on platted lots not yet recorded (prior to final plat). Newly developed subdivisions, developers may apply for building permits prior to recordation of the subdivision final plat provided they meet the conditions in this Land Development Code Amendment.

Public Hearing: Open: 7:02pm Close: 7:02pm

Motion to approve Amendment to Section 16-311 of the Land Development Code to allow for Early Building Permits and recommend to City Council for their approval and recommend common language be added.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve Amendment to Section 16-311 of the Land Development Code to allow for Early Building Permits and recommend to City Council for their approval and recommend common language be added approved.

UPDATE TO THE LOWELL FUTURE LAND USE PLAN – PUBLIC HEARING

Commissioners were encouraged to look over the proposed changes and offer suggestions at the next Planning Commission Meeting on September 9, 2021. No action was required at this meeting.

Public Hearing: Open: 7:14pm Close: 7:15pm

Planning Staff Items: Next PC Meeting 9/09/21

Discussions: None.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 7:22pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

AUGUST 16, 2021

DRAFT