

**Call to Order:** Co-Chairman Michael Phillips called the Planning Commission Meeting to order at 6:00pm. Chairman Darrin Brock was absent. An attendance sheet was included for visitors.

**Invocation:** Commissioner Brian Clark

**Pledge of Allegiance:** Michael Phillips, Co-Chairman

**Roll Call:** Board Members present: James Walker, Frank Mocivnik, Chase Henrichs, Tony Kaczoroski, Brian Clark. Darrin Brock was absent. We had quorum.

**Approval of Minutes:**

**Motion to approve Minutes of December 6, 2021 as corrected\*.**

**Motion:** Commissioner Clark

**Second:** Commissioner Walker

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

**Voice Vote Nay:** None

**Motion to approve Minutes of December 6, 2021 as corrected\* were approved.**

**\*Page 2 of December 6, 2021 Minutes changed "Motion" to "Second".**

**Public Forum:** Open: 6:02pm Closed: 6:03pm

**Old Business:** None

**New Business:**

**RIVERA – TRACT SPLIT – SE CORNER OF ZION CHURCH ST & ZION CHURCH AVE.**

Amparo Amador Rivera submitted an application for a tract split at the SE corner of Zion Church St. and Zion Church Ave. The split will separate roughly six acres of land into two parcels, one at 2.5 acres and the other at 3.5 acres. The master street plan shows proposed trail along property frontage and a proposed extension of Owen St. on the east boundary of the parcel.

**Motion to approve Rivera – Tract Split – SE Corner of Zion Church St. & Zion Church Ave.**

**Motion:** Commissioner Clark

**Second:** Commissioner Henrichs

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

**Vote Nay:** None

**Motion to approve Rivera – Tract Split – SE Corner of Zion Church St. & Zion Church Ave. approved.**

**JP SPECIALTY LLC – CONDITIONAL USE PERMIT – 203 N GOAD SPRINGS ROAD.**

Will Kellstrom requested a Conditional Use Permit for the use of warehouses in a C-2 zone. The schedule of uses lists the need for a conditional use permit to allow for warehouse uses in urban thoroughfare commercial zones and industrial zones. The developer intends to build a commercial complex with multiple commercial buildings. The complex will consist of commercial buildings and buildings for warehouse space, similar to the IDO warehouses on N. Goad Springs Rd., north of Metro.

**Public Hearing:** Open: 6:07pm Close: 6:07pm

**Motion to approve JP Specialty LLC – Conditional Use Permit.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve JP Specialty LLC – Conditional Use Permit approved.**

**MASTER STREET PLAN REVISION**

A list of proposed revisions to the Master Street Plan as follows:

1. Bellview north of 264 should be shown as a proposed arterial;
2. Change the status of N. Goad Springs to a collector instead of a proposed collector from Highway 264 to the proposed Zion Church Ave.;
3. Show Primrose as proposed;
4. Highway 264 west should show as proposed going west from Goad Springs;
5. Connect Bluff Drive to Dixieland;
6. Show trail complete from Mills Lane to the trailhead at Kathleen Johnson Memorial Park;
7. Add streets of Timber ridge Subdivision Phase II off Bellview;
8. Realign South Goad to straighten out and change from local to collector;
9. Local Street added from Presidential Drive to McClure Ave.;
10. Local Street added east of Ward Nail Park between Monroe Ave., and McClure Ave.;
11. Trail added along Highway 265, Old Wire Road.
12. COMMISSIONERS SUGGESTED ADDING PROPOSED LOCAL FROM LADELLE TO GOAD SPRINGS.

**Public Hearing: Open: 6:14pm Close: 6:14pm**

**Motion to approve Master Street Plan Revision**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Henrichs**

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

**Vote Nay: None**

**Motion to approve Master Street Plan Revision approved.**

**ADOPTION OF 2022 PLANNING COMMISSION BYLAWS**

The Planning Commission Bylaws are reviewed and adopted on a yearly basis. No changes were required.

**Motion to approve Adoption of 2022 Planning Commission Bylaws.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve Adoption of 2022 Planning Commission Bylaws approved.**

**Planning Staff Items: Next PC Meeting 02/24/22**

**Discussions:** Commissioners discussed Article II, Section 5, to determine if they wanted to elect officers at this meeting or another meeting in the future. They determined to delay voting for officers until Darrin Brock returns to his next planning commissioner meeting.

**Committee Reports: None**

**Adjourn: Motion to adjourn made by Commissioner Walker and second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 6:22pm.**

ATTEST:

APPROVED:

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Elizabeth Estes, City Clerk

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Michael Phillips, Co-Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

FEBRUARY 7, 2022

DRAFT