

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:36pm. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of March 7, 2022 as written.

Motion: Commissioner Phillips

Second: Commissioner Walker

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

Voice Vote Nay: None

Motion to approve Minutes of March 7, 2022 as written were approved.

Public Forum: Open: 6:38pm Closed: 6:39pm

Old Business: None

New Business:

TONY & APOLLONIA FULLER – LOT SPLIT – 216 SPRING CREEK RD.

Removed from Agenda. Applicant was out of town.

Motion to remove Fuller – Lot Split – from Agenda.

Motion: Commissioner Brock

Second: Commissioner Walker

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to remove Fuller – Lot Split – from Agenda approved.

LAND DEVELOPMENT CODE SECTION 16-930 AMENDMENT

Deputy Fire Chief requested to strike certain language from Section 16-930. Current Lowell code conflicts with the international fire prevention code. The highlighted language is requested to be removed to bring Land Development Code up to date. Document is attached.

Public Hearing: Open: 6:43pm Close: 6:43pm

Motion to recommend to City Council to approve Updating Land Development Code Section 16-930.

Motion: Commissioner Phillips

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to recommend to City Council to approve Updating Land Development Code Section 16-930 approved.

CODE OR ORDINANCES APPENDIX B AMENDMENT – FEE SCHEDULE

Jamie Baggett, Deputy Fire Chief, requested to remove the free reinspection. He increased inspection fees, \$100 for the reinspection and doubling the amount of each

reinspection (\$200 second re-inspection, \$300 for the third reinspection). Inspections performed by Risk Reduction Department have increased substantially. The fee increase will help cover the cost of the building inspector's time on job sites where work is deficient. Raising the fee should encourage contractors to complete the installations prior to the request of the inspections.

Public Hearing: Open: 6:47pm Close: 6:47pm

Motion to recommend to City Council approval of Code Or Ordinances Appendix B Amendment.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

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

Vote Nay: Clark

Motion to recommend to City Council approval of Code Or Ordinances Appendix B Amendment approved.

LAND DEVELOPMENT CODE SECTION 16-145 – AMENDMENT – SCHEDULE OF USES NON-RESIDENTIAL.

Karen Davis, Community Development Director, submitted a request to change the permitted use for New/Used Auto Dealers in the C-2 zone from a permitted use to a conditional use permit requirement. This will provide a controlled growth of used car dealerships within the city. By approving the conditional use, the Planning Commission shall impose such conditions and restrictions upon the premises as it deems necessary to reduce or minimize the adverse effects of the use. Compatibility with surrounding property shall be ensured to the maximum extent practicable.

Public Hearing: Open: 6:53pm Close: 6:53pm

Motion to recommend to the City Council approval of Land Development Code Section 16-145 – Amendment – Schedule of Uses Non-Residential.

Motion: Commissioner Phillips

Second: Commissioner Clark

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

Vote Nay: None

Motion to recommend to the City Council approval of Land Development Code Section 16-145 – Amendment – Schedule of Uses Non-Residential approved.

LAND DEVELOPMENT CODE SECTION 16-146 AMENDMENT – NON-RESIDENTIAL LOT, YARD HEIGHT REGULATIONS FOR A C-3 ZONE.

Karen Davis, Community Development Director, requested an amendment to the Land Development Code, Section 16-146 Nonresidential lot, yard and height regulations for C-3 zone. The front setback for the C-3 zone is requested to be reduced from 15' front setback to 0' front setback. The reduction of the front setback is to better align the code with the zone. The intent of the C-3 zone is to create a downtown district. Buildings typically found in a downtown are fronted by street and sidewalks. Reduction of the front setback would permit developers to construct a more efficient downtown development.

Public Hearing: Open: 7:00pm Close: 7:00pm

Motion to recommend to the City Council approval of Land Development Code Section 16-146 – Amendment - Non-Residential Lot, Yard, Height Regulations for a C-3 Zone.

Motion: Commissioner Henrichs

Second: Commissioner Walker

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

Vote Nay: None

Motion to recommend to the City Council approval of Land Development Code Section 16-146 – Amendment – Non-Residential Lot, Yard, Height Regulations for a C-3 Zone approved.

Planning Staff Items: Next PC Meeting 04/04/22

Discussions:

April 3 – We need volunteers to help stuff Easter eggs for the 2022 Easter Egg Hunt. The stuffing event, hosted by the Centerpoint Church, will be held on April 3 at 10am at the Lowell Senior Center at 704 E. Monroe Ave.

April 16 – The annual Easter Egg Hunt will be held on April 16 from 2:00pm to 3:30pm in Ward Nail Park, 801 McClure Ave.

April 23 – The annual tree giveaway will be held on April 23 from 8:00am to noon at the Lowell Street Department, 220 N Lincoln Street. Trees will be available to citizens of Lowell and will be given away on a first come basis.

May 7 – We will have a spring cleanup to be held at in the vacant lot at 220 N Lincoln Street.

Liz Estes, 403 Linwood Ave., asked about a sign “GUNS” mounted on the back of buildings in Village Creek. Was it in compliance with our sign code?

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Clark and second by Commissioner Mocivnik. All were in favor. Meeting adjourned at 7:05pm

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darin Brock, Chairman