

**Invocation:** City Clerk Liz Estes

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

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

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

**Approval of Minutes:**

**Motion to approve Minutes of May 15, 2023 as written,**

**Motion: Commissioner Walker**

**Second: Commissioner Kaczoroski**

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

**Abstain: Henrichs**

**Vote Nay: None**

**Motion to approve Minutes of May 15, 2023 as written were approved.**

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

**Old Business:** None.

**New Business:**

**A – CRESCENT VIEW PH II – FINAL PLAT – 416 Mt. Hebron Rd.**

Chase Allison presented the final plat for Crescent View PH II. The developer has provided maintenance bonds for streets and storm drains.

**Motion to approve Crescent View Ph II – Final Plat.**

**Motion: Commissioner Henrichs**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve Crescent View Ph II – Final Plat approved.**

**B – CROSSLAND HEAVY CONCRETE PLANT – LARGE SCALE DEVELOPMENT**

Damon Stone, Crafton Tull, submitted a large scale application for a concrete plant at 705 S. Lincoln St. Crossland received a conditional use permit approval for the plant at the January 5<sup>th</sup> PC meeting. At the conditional use permit request, the developer provided a landscape plan for a tree screen on the east side of the property that would help control noise and provide a buffer between the plant and the subdivision to the east. Utility easements are located along the east property line that would make it difficult to place a landscape screen in this area. To help control noise on east side of property, there will be a 24' barrier on blower units; muffler system will be installed; existing metal fence retained and existing trees will stay. A new line of trees will be on the west side (single line) of the easements along the eastern property boundary.

**Motion to approve Crossland Heavy Concrete Plant – Large Scale Development**

**Motion: Commissioner Walker**

**Second: Commissioner Henrichs**

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

**Vote Nay: None**

Motion to approve Crossland Heavy Concrete Plant – Large Scale Development approved.

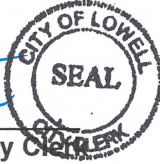
Planning Staff Items: Next PC Meeting 06/19/23

Discussions: Mudtown – June 2&3 was huge success.

Adjourn: Motion to adjourn made by Commissioner Mocivnik and second by Commissioner Henrichs. All were in favor. Meeting adjourned at 6:31pm.

ATTEST:

  
Elizabeth Estes, City Clerk



APPROVED:

  
Michael Phillips, Co-Chairman

City of Lowell

Planning Commission Minutes

June 5, 2023

DRAFT