

Call to Order: Chairman Darrin Brock called meeting of the Board of Zoning Adjustment to order at 6:55pm. This was a virtual meeting and no attendance sheet was available.

Roll Call: Board Members present: Michael Phillips, Bethany Rosenbaum, Kendell Stucki, James Walker, Frank Mocivnik and Tony Kaczoroski. We had quorum.

Approval of Minutes:

Motion to approve Minutes of July 14, 2020 as written.

Motion: Commissioner Stucki

Second: Commissioner Phillips

Vote Aye: Stucki, Walker, Phillips, Mocivnik, Brock, Kaczoroski, Rosenbaum

Vote Nay: None

Motion to approve Minutes of July 14, 2020 as written were approved.

Public Forum: Open: 6:56pm Closed: 6:56pm

Consent Agenda: None.

Old Business: None.

New Business:

Concord Development, LLC – 803 Concord St. – Preliminary Plat

Blake Murray presented the preliminary plat for property located on the east side of Concord St., Lowell, AR. All existing structures will be removed and two access points from this development to Concord will be dedicated as public streets. There are existing Springdale water Utilities water and sewer mains near the property to provide service to this development. Due to topographic constraints, a waiver is requested at this time.

No action required at this time.

Atchley – 211 Jackson St. – Conditional Use Permit

Zach Atchley presented plans for a small event center; but he needed a CUP for shared parking agreement. Hours for use will be from 9:00am to 12 midnight, Friday – Sunday for weddings or family reunions, etc. Corporate sales events would be held during the week.

Public Hearing: Open: 7:07pm Closed: 7:13pm

Karen Davis read comments from the following residents:

209 Jackson – objection - not adequate parking for this type of venue

503 McClure Ave. – objection – too many options as to what building will be used for

205 Jackson – no objections

320 Monroe – objections – 7 uses of property; too much for square footage; not adequate parking on property; maybe parking on offsite parking.

Commissioners required buffering between event center and residential areas with privacy fence.

Motion to recommend to City Council approval of Atchley – 211 Jackson Street – Conditional Use Permit with condition that buffering between event center and residential areas with privacy fence be included.

Motion: Commissioner Stucki

Second: Commissioner Phillips

Vote Aye: Mocivnik, Stucki, Kaczoroski, Walker, Phillips, Rosenbaum, Brock

Vote Nay: None.

Motion to recommend to City Council approval of Atchley – 211 Jackson Street – Conditional Use Permit with condition that buffering between event center and residential areas with privacy fence be included.

Mabry – 701 Honeysuckle St. – Rezone

Mr. Murray with ESI requested rezoning property from Single-Family residential one-acre minimum lots to Single-Family Residential 8,000 square feet. He is working with Springdale Water Utilities on sewer capacity study. He is seeking to get the best use/value for this land possible.

Karen Davis sent out an email to commissioners that city engineer felt a sewer capacity study be conducted of this site prior to rezone to 8,000 square foot lots.

Daniel Ellis raised the question of capacity knowing that there are some capacity issues with Cambridge Heights station and there may not be any capacity left in it. The current zoning would allow for septic systems be placed on the lots if they come back after the rezoning and determine excess costs and prohibitions to upgrading sewer system, commissioners could consider rezoning to allow for septic systems. There are some concerns and potential issues.

Mr. Murray stated he was fine with upgrading the lift station if necessary and was agreeable to do a capacity study. He would do whatever was necessary to meet City of Lowell's code and Springdale Water Utilities.

Public Hearing: Open: 7:41pm Closed: 7:50pm

Karen Davis read comments from the following residents:

Chuck Crowley, 679 Highland St, Rogers – no objections

Ray Saldivar, President of Cambridge Place POA – asked for a traffic study, sidewalks, traffic and left turn lane at corner of Honeysuckle and Pleasant Grove

Kathy Saldivar, 800 Grandy Place – objection due to increased traffic, widening of Honeysuckle, sidewalks and stoplight at Honeysuckle and Pleasant Grove

Thelma Stone, 804 Grandy Place – objection due to increase in traffic, widening of Honeysuckle, sidewalks and stoplight at Honeysuckle and Pleasant Grove

Devin Couch, 700 Honeysuckle – objection because he wanted smaller lots and was concerned about increased traffic; nice having new Old Wire Road to curb traffic on Honeysuckle Street

Motion to recommend to City Council approval of Mabry – Rezone.

Motion: Commissioner Phillips

Second: Commissioner Stucki

Vote Aye: Phillips, Mocivnik, Brock

Vote Nay: Stucki, Kaczoroski, Walker, Rosenbaum

Motion to recommend to City Council approval of Mabry – Rezone failed.

Pugch – 105 Zion Church Road. – Rezone

Jeremy Kennedy, Lindsey Associate, requested rezone from Planned Unit Development (PUD) to Retail (R) and Single Family Residential 15,000 square foot lots (R-C) bring property into compliance. They intend to run a furniture business in the existing church building and live in the former parsonage.

Public Hearing: Open: 8:02pm Closed: 8:02pm

Motion to recommend to City Council approval of Pugh – Rezone.

Motion: Commissioner Mocivnik

Second: Commissioner Stucki

Vote Aye: Walker, Phillips, Mocivnik, Stucki, Kaczoroski, Rosenbaum, Brock

Vote Nay: None

Motion to recommend to City Council approval of Pugh – Rezone approved.

Planning Staff Items: Next PC Meeting will be 08/25/2020.

Discussions: None.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Stucki. All were in favor. Meeting adjourned at 8:08pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman

CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

AUGUST 11, 2020