

Call to Order: Chairman Darrin Brock called meeting of the Board of Zoning Adjustment to order at 6:06pm. This was a virtual meeting and no attendance sheet was available.

Roll Call: Board Members present: James Walker, Bethany Rosenbaum, Frank Mocivnik, Michael Phillips. Kendell Stucki and Tony Kaczoroski had computer problems and were absent for the BOZA meeting but checked into the Planning Commission Meeting at 6:10pm. We had quorum.

Approval of Minutes:

Motion to approve Minutes of August 25, 2020 as written.

Motion: Commissioner Stucki

Second: Commissioner Kaczoroski

Vote Aye: Walker, Mocivnik, Brock, Rosenbaum

Vote Nay: None

Motion to approve Minutes of August 25, 2020 as written were approved.

Public Forum: Open: 6:07pm Closed: 6:07pm

Consent Agenda: None.

Old Business: None.

New Business:

Proposed amendment to the Lowell zoning code and will include an addition of a definition for a Fulfillment Center and a Multi-tenant Office Development.

Fulfillment Center is a logistics warehouse where incoming orders are received, processed and filled. Multi-tenant Office Development is a freestanding building with one or are businesses are conducted, or professions practiced.

Public Hearing: Open: 6:15pm Closed: 6:16pm

Motion to recommend to City Council proposed amendment to the Lowell zoning code and will include an addition of a definition for a Fulfillment Center and a Multi-tenant Office Development as presented.

Motion: Commissioner Phillips

Second: Commissioner Stucki

Roll Call: Mocivnik, Stucki, Kaczoroski, Walker, Phillips, Rosenbaum, Brock

Motion to recommend to City Council proposed amendment to the Lowell zoning code and will include an addition of a definition for a Fulfillment Center and a Multi-tenant Office Development was approved.

Text change to the Land Development Code regarding a change in dimension requirements for nonresidential districts.

Proposed change of developments in the Commercial zone from height of 45' and a maximum lot coverage of 60% to a maximum height of 150' and a maximum lot coverage of 75% for certain uses.

Public Hearing: Open: 6:27pm Closed: 6:28pm

Motion to recommend to City Council text change to the Land Development Code regarding a change in dimension requirements for nonresidential districts as presented.

Motion: Commissioner Phillips

Second: Commissioner Walker

Roll Call: Phillips, Stucki, Kaczoroski, Brock, Walker, Mocivnik, Rosenbaum

Motion to recommend to City Council text change to the Land Development Code regarding a change in dimension requirements for nonresidential districts approved.

Proposed amendment to the Overlay District ordinance regarding application of the Overlay District requirements to special developments.

Proposed changes to Overlay District ordinance: (1) Exterior appearance to be architecturally designed to have front facades facing all street and highway R-O-W unless structure is in excess of 45 feet in height, at which time the restriction shall not apply. (2) Exterior of buildings shall be wood, masonry, or natural looking materials. No metal side walls are allowed unless metal siding is similar in appearance to wood, masonry, or natural looking material, unless structure is in excess of 45 feet in height, at which time restriction will not apply.

Commissioners requested language definition of "front of building."

Public Hearing: Open: 6:33pm Closed: 6:35pm

Motion to recommend to City Council proposed amendment to the Overlay District ordinance regarding application of the Overlay District requirements to special developments as presented.

Motion: Commissioner Stucki

Second: Commissioner Mocivnik

Roll Call: Mocivnik, Stucki, Kaczoroski, Walker, Phillips, Rosenbaum, Brock

Motion to recommend to City Council proposed amendment to the Overlay District ordinance regarding application of the Overlay District requirements to special developments approved.

Planning Staff Items: Next PC Meeting will be 09/22/2020.

Discussions: None.

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Walker; second by Commissioner Phillips. All were in favor. Meeting adjourned at 6:49pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman