

Call to Order: Chairman Darrin Brock called the Planning Commission Meeting to order at 6:23pm. An attendance sheet was included for visitors.

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

Approval of Minutes:

Motion to approve Minutes of August 7, 2023.

Motion: Commissioner Phillips

Second: Commissioner Kaczoroski

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

Vote Nay: None

Motion to approve Minutes of August 7, 2023 were approved.

Public Forum: Open: 6:25pm Closed: 6:28pm

Omar Castarede, 819 Jefferson Place, Fuller Park-Don's Mobile Home Sales. Codes for trailers changed ten years ago. New trailer was just put on lot, but has to be moved by August 28th.

Old Business: None.

New Business:

A – DIXIELAND DEVELOPMENT – MATCHED PAIR, LLC – LARGE SCALE DEVELOPMENT

Jorge DuQuesne presented a large-scale development for a storage/office building at 304 W. Apple Blossom on higher portion of the land. Commissioners added two conditions: 1) Applicant will pay a fee in lieu development area @20 cents per sq. foot. 2.) Mechanical storm water pretreatment for water quality approved by city staff..

Applicant was granted a conditional use permit to construct a warehouse at the intersection of W. Apple Blossom Ave. and S. Dixieland St.

Motion to approve Dixieland Development – Matched Pair, LLC – Large Scale Development with two conditions.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

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

Vote Nay: None

Motion to approve Dixieland Development – Matched Pair, LLC – Large Scale Development with two conditions approved.

B – PHILLIPS – 306 BELLVIEW – PARCELS #12-0214-000 AND #12-02413-001 - LOT LINE ADJUSTMENT

Bard Phillips wants to dedicate 2 acres on the west side of his property to his son.

Motion to approve Phillips – Lot Line Adjustment.

Motion: Commissioner Kaczoroski

Second: Commissioner Henrichs

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

Vote Nay: None

Motion to approve Philips – Lot Line Adjustment approved.

C – BISHOP – 402 BELLVIEW – PARCELS #12-02413-000 AND #12-02413-001 – LOT SPLIT

Applicant is combining a portion of property into one tract.

Motion to approve Bishop – Lot Split.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

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

Vote Nay: None


Motion to approve Bishop – Lot Split approved.

Planning Staff Items: Next PC Meeting 09-07-23

Discussions: None

Adjourn: Motion to adjourn made by Commissioner Chase Henrichs and second by Commissioner Michael Phillips. All were in favor. The meeting adjourned at 6:48pm.

ATTEST:



Elizabeth Estes, City Clerk



APPROVED:



Darrin Brock, Chairman

City of Lowell

Planning Commission Minutes

August 21, 2023