

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:02PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Todd Fenix, Mitch Wright, Frank Mocivnik, Darrin Brock and James Milner. We had quorum. . Kris Sullivan, Nolan Jones, Larry Gregory, Garver Engineering, Rick Stone and Tom Kieklak were present.
- C. **Invocation:** (done at the BOZA portion of meeting)
- D. **Pledge of Allegiance:** (done at BOZA portion of meeting)
- E. **Approval of Minutes:** October 19, 2015

**Motion to approve October 19, 2015 special meeting minutes.**

**Motion: Commissioner Mocivnik**

**Second: Commissioner Walker**

**Vote Aye: Walker, Milner, Fenix, Mocivnik, Showalter, Brock, Wright**

**Vote Nay: None**

**Motion to approve October 19, 2015 was approved.**

- F. **Public Hearing:** None. Open: Closed:
- G. **Public Forum:** Open: 6:03PM Close: 6:03PM
- H. **Consent Agenda:** None.
- I. **Old Business:**

**1501 Ladell – Conditional Use Permit/School (Informal Hearing)**

Matt Crafton, Crafton & Tull, represented the academy. Request was for conditional use permit for 60 acres of land on Ladell Avenue on west part of Lowell to operate a school. He clarified that Ladell Avenue is a public street.

Betty Wilson, 1712 Ladell, explained she wasn't notified of the meeting. She wanted information about the size of the school, was concerned about the increased traffic and the need for traffic lights to control traffic. She was against the school being placed on that 60 acres. She also advised the Keenans had lived there since 1996 and that they upgraded the road themselves. She asked that the title company research deeds to see when Ladell became a city street or if it was still privately owned.

David Keenan, 1523 Ladell Avenue, lived on the west side of the property. He felt that Ladell Avenue was a private drive. He had put much work and money into keeping the road useful to him and his neighbors and wondered if he needed to present the city with a bill since they city was now saying the road was a public road. He would never have given an easement and felt it was stolen from him when he sold a parcel of land. He had been taking care of the road since 2003.

Jason Ross, Headmaster of Providence Christian Academy, advised the timeline for phasing in building on the property would take three years to raise the funds. A building for 10-12 grades would be build first, and then a second building for 7-9 grades would be built. He was told Ladell Avenue was a public road and was regretful the residents were unaware of the change. He was pursuing other ways to access the 60 acres.

**Motion was made to approve 1501 Ladell Avenue – Conditional Use Permit/School as presented.**

**Motion: Commissioner Milner**

**Second: Commissioner Fenix**

**Vote Aye: Milner, Wright, Fenix, Brock, Mocivnik, Walker**

**Vote Nay: Showalter**

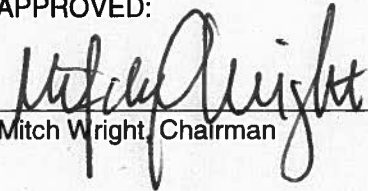
**Motion to approve 1501 Ladell Avenue – Conditional Use Permit/School as presented was approved.**

**1403 & 1407 West Monroe – Revised Large Scale Development**

David Wells, Crafton & Tull, spoke for NWA Easy Storage. He presented a written report addressing all issues and promised they would be brought into compliance and shown on the revised LSD. No action was needed.

- J. **Planning Staff Items: Conditional Use Permits Monitoring – Building Services**  
Report was given reviewed by commissioners and questions would be addressed at the next planning meeting when Matt Bailey could be present.
- K. **Discussions: None.**
- L. **Committee Reports: None.**
- M. **Adjourn:** Commissioner Brock moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 6:39PM.

APPROVED:

  
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Mitch Wright, Chairman

ATTEST:

  
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Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

NOVEMBER 2, 2015