

- A. **Call to Order:** Chairman Mitch Wright called meeting of the Planning Commission to order at 6:03PM.
- B. **Roll Call:** Commissioners present: James Walker, Lloyd Showalter, Todd Fenix, Mitch Wright, Frank Mociwnik, Darrin Brock and James Milner. We had quorum. Kris Sullivan, Nolan Jones, Larry Gregory, Garver Engineering, Rick Stone, Matt Bailey and Mayor Long 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:** November 16, 2015

City Clerk corrected the comments under Adams – Conditional Use Permit/Kennel, by changing the word “quarterly” to “annually” of the second paragraph on the November 16, 2015 minutes.

**Motion to approve corrected November 16, 2015 meeting minutes.**

**Motion: Commissioner Showalter**

**Second: Commissioner Fenix**

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

**Vote Nay: None**

**Motion to approve corrected November 16, 2015 minutes was approved.**

- F. **Public Hearing:**

**NWA Easy Storage – Rezone (Informal) Open: 6:11PM Close: 6:11PM**

Daniel Ellis, Crafton Tull, requested changing zoning from R/A & C to PUD.

**Motion was made to approve NWA Easy Storage – Rezone as presented.**

**Vote: Fenix**

**Second: Showalter**

**Vote Aye: Wright, Showalter, Fenix, Brock, Mociwnik, Walker**

**Vote Nay: Milner**

**Motion to approve NWA Easy Storage – Rezone as presented was approved.**

- G. **Public Forum:** Open: 6:21PM Close: 6:21PM

- H. **Consent Agenda:** None.

- I. **Old Business:**

**NWA Easy Storage - LSD**

Daniel Ellis presented LSD to coincide with PUD rezoning and will meet all revisions required by staff.

**Motion was made to approve NWA Easy Storage - LSD as presented.**

**Motion: Commissioner Showalter**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve NWA Easy Storage - LSD as presented was approved.**

- J. **New Business:**

**NEIL – LOT SPLIT**

Cecil Gene Neil: 324 Johnson Street was to be sold to the Lowell Baptist Church and the property line needed clarification.

**Motion was made to approve Neil – Lot Line Adjustment as presented.**

**Motion: Commissioner Fenix**

**Second: Commissioner Showalter**

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

**Vote Nay: None**

**Motion to approve Neil – Lot Line Adjustment as presented was approved.**

**PEARSON – 413 ADAMS AVENUE – LOT SPLIT**

Terry Ging requested splitting off the large piece of property about ¼ of an acre. A sewer man hole in front of residence is hooked up to sewer. All utilities are there and there is a Tract 3, triangle piece that does not work with Tract 1 as it is going to be. Basically they squared it off with the idea of the residence in front of it adding the triangle to their property ending up with 1.9 or 2.0 acres left. He will comply with all of Garver's comments.

**Motion was made to approve 413 Adams Avenue – Lot Split contingent upon resolution of items of SWEPCO and Springdale utilities and Garver Engineer's comments. Tract 3 becomes part of residential property to the north (12-00123-000) as presented.**

**Motion: Commissioner Milner**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve 413 Adams Avenue – Lot Split contingent upon resolution of items of SWEPCO and Springdale utilities and Garver Engineer's comments. Tract 3 becomes part of residential property to the north (12-00123-000) as presented was approved.**

**BENSON – 412 S. GOAD SPRINGS ROAD – LOT SPLIT**

Gene Buescher asked to split 4 ½ acres or better into two tracts. Right-of-way will have to be widened 20' and setback will change. Final document must show easement for electrical line across property and an easement under it unless it has been abandoned.

**Motion was made to approve Benson – 412 S. Goad Springs Road – Lot Split contingent on resolution of Garver Engineer's comments and clarification of the electrical easement on the South end of the property unless it's been abandoned.**

**Motion: Commissioner Milner**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve 412 S. Goad springs Road – Lot Split contingent on resolution of Garver Engineer's comments and clarification of the electrical easement on the South end of the property unless it's been abandoned was approved.**

**K. Planning Staff Items: Pull-A-Part Report - Everything is in order and a letter included with the**

Planning Commission packet detailed a meeting between Mayor Long, Rick Stone, Ed Mount and Matt Bailey verifying compliance with the Conditional Use Permit requirements. Tom Smith provided a copy of his Industrial SWPPP Permit and Notice of Intent for ADEQ. He is in compliance with SWPPP and ADEQ.

**Motion was made to approve the Conditional Use Permit for Pull-A-Part until the first Planning Commission Meeting in December, 2016.**

**Motion: Commissioner Milner**

**Second: Commissioner Walker**

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

**Vote Nay: None**

**Motion to approve the Conditional Use Permit for Pull-A-Part until the first Planning Commission Meeting in December, 2016 as presented was approved.**

**NWA Catholic High School – Informational Only**

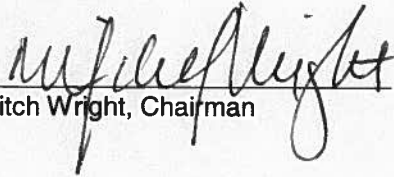
Information concerning the NWA Catholic High School was included in the commissioners' packets. Contact information was provided. No action was required.

K. **Discussions:** None.

L. **Committee Reports:** None.

M. **Adjourn:** Commissioner Mocivnik moved to adjourn. Commissioner Milner seconded the motion. All were in favor. Meeting adjourned at 6:57PM.

APPROVED:

  
Mitch Wright, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

DECEMBER 7, 2015