

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:18PM.

Roll Call: Commissioners present were: James Walker, Lloyd Caldwell, Frank Mocivnik, Lloyd Showalter, and Carla Butler. Darrin Brock was absent. There was quorum. Kris Sullivan, Larry Gregory, Karen Davis, Tom Kieklak, Todd Fenix, Mayor Long, Mike Morris, Rick Stone, Dean Bitner, Jimmy Hendrix, Matt Bailey, David Adams and Linda Vannoy were present.

- B. **Approval of Minutes:** June 19, 2017

Motion was made to approve June 19, 2017 meeting minutes.

Motion: Commissioner Mocivnik

Second: Commissioner Butler

Vote Aye: Walker, Milner, Caldwell, Mocivnik, Showalter, Butler

Vote Nay: None

Motion to approve June 19, 2017 minutes was approved.

- C. **Public Forum:** Open: 6:20pm Close: 6:20pm

- D. **Consent Agenda:** None.

- E. **Old Business:**

Professional Concrete Services – LSD

Phil Swope, Swope Engineering, proposed to build two 5,000 sq. ft. office buildings on NW Corner of Monroe and Lincoln St. He will meet all staff requirements for overlay district including paved parking in rear of existing building.

Motion was made to approve Professional Concrete Services – LSD as presented.

Motion: Commissioner Walker

Second: Commissioner Mocivnik

Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mocivnik

Vote Nay: None

Motion to approve Professional Concrete Services – LSD was approved.

Mobile Food Court/Park Ordinance

Mobile Food Court/Park may be in commercial or industrial areas. Commissioners concerns were parking, solid waste/litter, pavement & gravel; bathroom facilities, signage on vehicles, landscaping, sufficient lighting, ingress/egress, and renewal for public safety.

Brenda Crawford, food vendor, has no existing utilities, no problems with waste, no water/electric/sewer and recommended 4-5 parking spaces and a few tables with umbrellas.

Hutch Preston, BBQ food vendor, has three cars waiting in parking lot at a time; serves people in minimum of ½ minute out of window of his food trailer.

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Joe Rankin, future mobile food court/park owner, asked for a year permit for stability of his vendors; grease trap would be \$3,800 per truck and he wanted 8 trucks; would like three parking spots per truck.

Motion was made to approve to approve Mobile Food Court/Park Ordinance contingent on three parking spaces per mobile food vendor; clarifying Section 4; and one year renewal permit.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mocivnik

Vote Nay: None

Motion to approve to approve Mobile Food Court/Park Ordinance contingent on three parking spaces per mobile food vendor; clarifying Section 4; and one year renewal permit was approved.

F. New Business:

523 Bellview Road – Lot Split

James Collins, Sand Creek Engineering, agrees with all staff requirements and he will indicate the R-O-W dedication along the western side of the parent tract for Bellview Road and the southern side of the parent tract for Zion Church road as shown in the Master Street Plan.

Motion was made to approve to approve 523 Bellview Road – Lot split contingent on verification of well and septic system.

Motion: Commissioner Mocivnik

Second: Commissioner Walker

Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mocivnik

Vote Nay: None

Motion to approve 523 Bellview Road – Lot split contingent on verification of well and septic system was approved.

Brown Road Commercial Development – LSD – TPR

Jeff Bates, Bates & Associates, presented plans for two warehouses. All tech plat comments were addressed and he will resubmit LSD at next meeting.

Rules and Regulations for Medical Marijuana Cultivation Facilities and Dispensaries in Lowell, AR.

Public Hearing: Open: 7:02pm Close: 7:07

Kris Sullivan has had several calls from citizens and asked the commissioners to education themselves before decisions could be made concerning this subject. To prohibit these facilities would allow it to be taken before citizens for a vote.

Ron Hall, Rogers, has done research and found neighboring communities are welcoming medical marijuana facilities and if Lowell turns down the opportunity, they would be losing a great deal of revenue.

G. Planning Staff Items: None.

H. Discussions: None.


I. Committee Reports: None.

J. Adjourn: Commissioner Walker moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 7:09PM.

APPROVED:


James Milner, Chairman

ATTEST:


Elizabeth Estes, City Clerk
CITY OF LOWELL

