

- A. **Call to Order:** Chairman James Milner called meeting of the Planning Commission to order at 6:08pm.
- B. **Roll Call:** Commissioners present: Lloyd Showalter, Lloyd Caldwell, James Walker, Frank Mociwnik, and Carla Butler. Darrin Brock was absent. We had quorum. Kris Sullivan, Richard Stone, Larry Gregory, Tom Kieklak, Nolan Jones, Matt Bailey, Mayor Long, Dean Bitner were present.
- C. **Approval of Minutes:** July 17, 2017

**Motion was made to approve July 17, 2017 meeting minutes.**

**Motion: Commissioner Mociwnik**

**Second: Commissioner Butler**

**Vote Aye: Walker, Milner, Caldwell, Mociwnik, Showalter, Butler**

**Vote Nay: None**

**Motion to approve July 17, 2017 minutes was approved.**

- D. **Public Forum:** Open: 6:11pm Close: 6:11pm

- E. **Consent Agenda:** None.

- F. **Old Business: West Monroe Business Park – Final Plat**

Kris presented plans for this applicant. Project is complete. Fire Marshall asked that street signs and stripes on street be done.

**Motion was made to approve West Monroe Business Park – Final Plat contingent on street signs and stripes on street.**

**Motion: Commissioner Mociwnik**

**Second: Commissioner Butler**

**Vote Aye: Mociwnik, Walker, Showalter, Butler, Caldwell, Milner**

**Vote Nay: None**

**Motion to approve West Monroe Business Park – Final Plat contingent on street signs and stripes on street was approved.**

Recess was called. Began: 6:12pm Ended: 6:15pm. All commissioners returned to meeting.

**Flipside Ninja Park - LSD**

Dirk Thibodax, 5204 Village Parkway, Rogers, represented Gray Rock, LLC. Present plans are to use parking lot of Okie Construction as a second entrance. Fire Marshall required a compact base for fire trucks and a guarantee that driveway complied with code before occupancy permit is issued. Mayor Long suggested a letter by city attorney could be written stipulating driveway must be completed within a year and if it was not completed, certificate of occupancy would be revoked.

**Motion was made to approve Flipside Ninja Park - LSD with contingency driveway must be completed within a year and if it was not completed, certificate of occupancy would be revoked.**

**Motion: Commissioner Milner**

**Second: Commissioner Walker**

**Vote Aye: Walker, Showalter, Butler, Caldwell, Milner, Mociwnik**

**Vote Nay: None**

**Motion to approve Flipside Ninja Park - LSD with contingency driveway must be completed within a year and if it was not completed, certificate of occupancy would be revoked was approved.**

**G. New Business:**

**808 S. Bloomington - Rezone**

Bill Adams, 808 S. Bloomington, requested changing zoning from Light Industrial to Commercial.

**Motion was made to approve 808 S. Bloomington - Rezone as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

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

**Vote Nay: None**

**Motion to approve 808 S. Bloomington - Rezone was approved.**

**J B Hunt Commerce Center – Lot Combo**

Joe Openheim requested two commercial lots be combined into one single lot.

**Motion was made to approve J B Hunt Commerce Center – Lot Combo.**

**Motion: Commissioner Walker**

**Second: Commissioner Showalter**

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

**Vote Nay: None**

**Motion to approve J B Hunt Commerce Center – Lot Combo was approved.**

**J B Hunt Commerce Center – LSD (TPR)**

Joe Openheim presented LSD for J B Hunt Technology Building. Drainage, parking, and landscaping will meet city requirements.

**405 S. Bloomington – Lot Split**

Joe Rheingans requested lot split. He withdrew item from agenda; will be presented with LSD.

**405 S. Bloomington - Rezone**

Joe Rheingans asked to rezone Tract A from Light Industrial to Commercial. Tract B is currently zoned Light Industrial and is not being changed.

**Public Hearing: Open: 6:59pm Close: 7:00pm**

**Motion was made to approve 405 S. Bloomington – Rezone as presented.**

**Motion: Commissioner Mocivnik**

**Second: James Walker**

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

**Vote Nay: None**

**Motion to approve 405 S. Bloomington – Rezone was approved.**

**Ordinance for Cultivation Facilities and Dispensaries in Lowell**

Medical marijuana dispensaries may be put where pharmacies are located. Growing has not been zoned.

**Motion was made to approve Ordinance for Cultivation Facilities and Dispensaries in Lowell as presented.**

**Motion: Commissioner Walker**

**Second: Commissioner Mocivnik**

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

**Vote Nay: Milner**

**Motion to approve Ordinance for Cultivation Facilities and Dispensaries in Lowell was approved.**

**H. Planning Staff Items: None.**

**I. Discussions: Overlay District Requirements: *Phyllostachys aurea* (golden bamboo). Must meet Overlay District requirements; recommended it be added to restrictive list.**

Councilman Bitner expressed opposition to placing medical dispensaries into neighborhoods due to increased traffic into neighborhoods; retail commercial will be okay for marijuana dispensaries. He also called for a meeting to discuss Overlay District requirements. He will present offer to council members at their next meeting.

**J. Committee Reports: None.**

**K. Adjourn: Commissioner Walker moved to adjourn. Commissioner Mocivnik seconded the motion. All were in favor. Meeting adjourned at 7:36PM.**

APPROVED:

  
James Milner, Chairman

ATTEST:

  
Elizabeth Estes, City Clerk



CITY OF LOWELL

PLANNING COMMISSION MEETING MINUTES

AUGUST 7, 2017