

TRC MEETING
December 4th, 2025

The meeting started at 11:00am. In attendance were, Rich Oman, Building and Planning, Dianna Cade, Recording Secretary, Tim Henke, Building Commissioner, Craig Hendrix, Town Manager, James Woestman, Lowell Police, Asst Chief, Corey Wietbrock, Lowell Fire and Greg White Stormwater

Mr. White made a motion to approve the meeting minutes from October 7th, 2025, seconded by Mr. Henke and carried with a voice vote of all ayes.

Mr. White made a motion to approve the meeting minutes from November 10th, 2025, seconded by Mr. Henke and carried with a voice vote of all ayes.

PC #25-002, Stone Mill Final Plat - Trevor Murphy, Manhard Engineering, John Carroll, Providence.

Mr. Oman stated he will calculate the fees that are owed and email them.
Police and Fire have no comments.

Mr. Carroll discussed old bonds for Heritage Falls.

PC 25-016 C&S Concrete, Jim Brooker, Brooker Contracting, Stephen Fields, Abonmarche.

- SWPP was received
- curb in parking lot was added by petitioner per request of staff
- town needs plat. It needs to be platted as one lot.
- proposed lighting is wall packs. No light in the parking lot. Town might need a pole in the cul-de-sac or parking lot.
- petitioner is discussing signage out front that might be lite.

PC 25-017 – rezone approx. 1918 E Commercial – NYBY – Dave Lee

Mr. Hendrix stated the meeting today is for zoning purposes only. He asked if anybody was on the zoom call from Regency Properties. Mr. Lee stated no. Mr. Lee stated Attorney Nathan Vis was also not on the call he got held up in a real estate closing.

Mr. Hendrix stated he would not support any new traffic being added to this complex without improvements made to the entrances/exits. A sketch that Mr. Hendrix drew was displayed and shared for the committee and petitioner to see. He stated there is not a defined entrance adding more development is going to increase the traffic issues in this area. He stated the police provided a report that indicated 20% of all accidents in the town occur in this 3-block area. Chief Woestman stated that it is for personal injury accidents. Chief Woestman stated the complex has also had the only 2 personal injury accidents on private property in town. Chief Woestman stated there are issues with the traffic flow as it is.

Zoom is experiencing technical difficulties. Town staff will shut this meeting down and resume it in another room. MEETING WAS RESUMED. Mr. Lee recapped the comments he had made before the technical difficulties in case they were missed by town staff. He restated the changes that Mr. Alessia had asked for.

Mr. Lee stated he met with Plan Commission President, Mr. Alessia on site. He continued they discussed several changes that the petitioner would agree to and make on the ingress/egress on Route 2. Including adding more stop signs. He stated that he was able to get Regency to agree to 3 of the 4 items. He stated he also contacted Centier Bank. He stated the changes Mr. Alessia wanted to see are:

- entrance off Commercial Ave that leads directly to True Value needed a concrete median dividing the road for 20 feet to separate traffic.
- adding 3 stop signs interior lot. One on the road that goes N/S for vehicles exiting the premises. Two on frontage road, one for vehicles heading west and one for heading east.
- repair and reseal parking lot and add more directional arrows in parking lot.
- request 4 will not be able to be made. Mike Schrage, President of Centier Bank would not agree to having us install a guard rail installed blocking between Centier and Pizza Hut. Centier will not agree since it limits access to their bank.

Mr. Lee stated he would absorb a lot of the cost for these improvements. Mr. Lee stated MTI Service Center is a low volume high dollar amount. This will not add a significant amount of traffic to this retail center.

Mr. Hendrix stated staff is focused on the requested B2 zoning. He stated staff are looking at the uses that are allowed in B2 if the zoning change request is granted. Staff are not focused on anyone particular type of business in that classification. Staff are looking at all of them, and scenarios for all of the allowed uses in B2. Mr. Hendrix stated as town engineer he cannot recommend the proposed changes by the petitioner. He feels a curbed entrance on Route 2 is needed. He stated interior stop signs on private property cannot be enforced by police. He discussed the sketch that he was proposing. He stated he is of the opinion that Regency the owner of the property, needs to look at ways to make this complex safer, not necessarily any potential businesses that are considering the parcel. He stated to keep in mind he is not a voting member of the plan commission but as the staff engineer he cannot support this request.

Assistant LVFD Chief, Corey Wietbrock stated the accidents that are occurring along the block between Deanna Dr and Holtz Rd in his opinion can be attributed to the entrance/exit for this complex. He stated the interior stop signs add no protection to that.

Mr. White stated as a voting member on the board he recalls the request being for Regency and all the stakeholders to get involved in discussions to develop their property to our standards. He stated Regency needs to get invested in this discussion. Mr. Lee stated Regency is relaying to him that they are not able to make a lot of changes to the parking due to legal agreements they have with existing tenants. Mr. White stated this property was developed around fifty years ago, since then the population has expanded, more business have been built, more traffic, just to name a few. Regency needs to be involved in regentrifying their area in order to adapt to these changes. Attorney Vis joined the meeting late. He asked if there was a proposed sketch by the town. Mr. Hendrix discussed his proposed ideas. Attorney Vis discussed the commission making an approval based on contingencies. Mr. Hendrix stated staff would not support a rezone at this time without significant changes being made to the traffic pattern. Discussion. Discussion

on a no recommendation vote.

Discussion on other potential sites for the petitioners' proposed business. Conversation continued regarding a no recommendation vote and contingent vote.

Mr. White made a motion to adjourn at 12:10pm, seconded by Mr. Hendrix and carried with a voice vote of all ayes.