

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2018-07: CONDITIONAL USE PERMIT, TIGER EXPRESS CAR WASH, 1384 JEFFCO BLVD: Mr. Sutton read the staff report.

Paul Wamser, 2444 Arnold Tenbrook, concerned about the traffic congestion and noise levels.

There being no other questions or comments, the public hearing adjourned at 7:06 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:06 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell (excused), Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present, 1 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Tony Sofia to approve the agenda as presented. Second by Chris Ford. Voice Vote – *Unanimously Approved*.

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the March 27, 2018 meeting as presented. Second by Brian McArthur. Voice Vote - *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: None

7a. 2018-08: COMMERCIAL SITE PLAN, TIGER EXPRESS CAR WASH: Eric Church, Cochran Engineering, 8 East Main St., Wentzville, MO and Roland Bartels with T.E.R.C., LLC, who is the developer presented the proposal for a 5,067 square foot drive-through car wash with 18 vacuum stations on 1.27 acres.

Del Williams expressed his traffic concerns with making a left turn out onto Jeffco.

Much discussion with most agreeing to a right in, right out only off of Jeffco and adding a three quarter wedge to the entrance off Arnold Tenbrook which allows for a right in, right out; left out but no left in.

Ted Brandt asked about the storm water.

Mr. Church stated it will be directed into the existing drainage system.

Frank Kutilek asked if the existing storm water system has the capacity to take on the increase.

Christie Hull-Bettale stated that it does.

Mary Holden addressed the 50 foot setback issue stating that since the 8 vacuum arms are attached to a permanent structure in the ground over 6 feet tall, they will need Board of Adjustment approval.

Motion by Brian McArthur to approve 2018-08, Commercial Site Plan, Tiger Express Car Wash, 1384 Jeffco Blvd. with the following five (5) conditions:

1. Approval of the commercial site plan is contingent upon approval of the conditional use permit for the car wash and compliance with the Tree Preservation Ordinance should the subdivision not happen.
2. Remove the 4 foot LED light from all the vacuum arms.
3. Remove the 8 vacuum stations from the front yard setback along Arnold Tenbrook Road or receive Board of Adjustment approval for the placement of the 8 vacuum stations in the fifty foot front yard setback along Arnold Tenbrook road.
4. Provide Missouri American Water approval of the easement vacation, new easement dedication and relocated sewer main.
5. Provide MoDOT approval for the entrance off of Jeffco Blvd.

Second by Tony Sofia.

Brian McArthur amended his motion to add condition 6. A three quarter wedge be added to the entrance on Arnold Tenbrook Rd. Tony Sofia amended his second.

Frank Kutilek would like to add a condition to require a traffic study.

Brian McArthur stated he did not feel there was a need for a traffic study.

Roll call vote: Del Williams, yes; John Tucker, no; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, no; Andrew Sutton, no; Chris Ford, yes. 6 yeas, 3 nays – ***Motion Approved.***

8a. 2018-07: CONDITIONAL USE PERMIT, TIGER EXPRESS CAR WASH: Motion by Tony Sofia to approve 2018-07, Conditional Use Permit for Tiger Express Car Wash at 1384 Jeffco Blvd., based on the findings and six (6) conditions:

1. Approval of the conditional use permit it contingent upon approval of the commercial site plan for the car wash and compliance with the Tree Preservation Ordinance should the subdivision not happen.
2. Remove the 4 foot LED light from all the vacuum arms.
3. Remove the 8 vacuum stations from the front yard setback along Arnold Tenbrook Road or receive Board of Adjustment approval for the placement of the 8 vacuum stations in the fifty foot front yard setback along Arnold Tenbrook road.
4. Provide Missouri American Water approval of the easement vacation, new easement dedication and relocated sewer main.
5. Provide MoDOT approval for the entrance off of Jeffco Blvd.
6. A three quarter wedge be added to the entrance on Arnold Tenbrook Rd.

Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, no; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, no; Andrew Sutton, no; Chris Ford, yes. 6 yeas, 3 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden – No Report

Bob Sweeney – No Report

Christie Hull-Bettale – No Report

Derrick Redhead – No Report

11. OLD BUSINESS/COMMISSIONERS REPORT: Brian McArthur thanked Mary & Christie for getting the fence issue on Jeffco at the Phillips 66 taken care of.

Andrew Sutton commented that the public hearing sign over on Vogel needs to be removed.

12. ADJOURNMENT: Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	4/10/2018						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	7:45 P.M.						
		ROLL CALL	2018-08 - APPROVED	2018-07 - APPROVED			
DEL WILLIAMS		P	Y	Y			
JOHN TUCKER		P	N	N			
ANTHONY SOFIA		P	Y	Y			
BRIAN MCARTHUR		P	Y	Y			
ALAN BESS		P	Y	Y			
TED BRANDT		P	Y	Y			
FRANK KUTILEK		P	N	N			
JEFF CAMPBELL	EXCUSED						
ANDREW SUTTON		P	N	N			
CHRIS FORD		P	Y	Y			
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					