

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

APRIL 24, 2018 / 7:00 P.M.

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.

2018-12: RECORD/MINOR RECORD PLAT, 1384 JEFFCO BLVD: Mr. Sutton read the staff report.

Nancy Wamser, 2444 Arnold Tenbrook, commented for the record that she has spoke with Christie Hull-Bettale about the erosion problem they have and Christie has assured her they are working on it.

2018-15: RECORD/MINOR RECORD PLAT, 2228 TENBROOK RD.: Mr. Sutton read the staff report.

Dennis Luksza, 748 Vera Dr., spoke in favor of this application.

There being no questions or comments, the public hearing adjourned at 7:05 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:05 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 (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead (excused) and Bob Sweeney. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Motion by Tony Sofia to approve the minutes from the April 10, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2018-12: MINOR RECORD PLAT, 1384 JEFFCO BLVD.: Motion by Brian McArthur to approve 2018-12, Minor Record Plat, 1384 with the following three (3) conditions:

1. Please show all existing easements on the record plat. Since this plat will not vacate them, they must be shown. All easements to be vacated will need to be done separate from this record plat since it requires the approval of various utility companies.
2. Indicate the tree preservation area on the record plat and provide a written description.
3. Utility easements along the property line are typically 10 feet on each side for total of 20 feet in the commercial area. Please revise accordingly.

Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

b. 2018-15: MINOR RECORD PLAT, 2228 TENBROOK RD.: Motion by Tony Sofia to approve 2018-15, Minor Record Plat, 2228 Tenbrook Rd. Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Ted Brandt, no; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 1 nays – *Motion Approved.*

8a. 2018-13: COMMERCIAL SITE PLAT, HARBOR FREIGHT, 1384 JEFFCO: Frank Kutilek would like to see a traffic study done as a condition.

Mary Holden commented that Staff did not think a traffic study was warranted since it is a MoDOT territory.

Bob Sweeney advised against the traffic study because it is MoDOT right of way.

Brian McArthur asked why the parking was cut short.

Christie stated they were trying to preserve as many trees as possible.

Jeff Cochiever, EES, 518 17th Street, Denver CO, addressed the parking and grading.

Motion by Del Williams to approve 2018-13 Commercial Site Plat, Harbor Freight, 1384 Jeffco with the following eight (8) conditions:

1. Approval for the parking variance is granted by the Board of Adjustment.
2. Clearly indicate the fire lanes.
3. As a reminder, parking lot light poles maximum height is twenty (20) feet including the base.
4. Provide a copy of the executed REA.
5. Before permits are issued, we will need approval from the various utilities of their approval for the vacation and new dedication of the easements.

6. Staff believes the revisions to the elevations did not better the street presentation and that the brick veneer with wide banding to break up the massing is needed. In addition, the west side, facing Jeffco, should present more like an entrance and less as a side. Provide revised elevations for Planning Commission review and approval.
7. Provide MoDOT approval for the entrance off of Jeffco Blvd.
8. There are incising (ground) drainage paths with compromised trees, dead trees and fallen trees within the mass. Furthermore, the 15' wide strip of land adjacent to 2444 has a ditch that is compromised, without vegetation and without trees. Typically this strip is required to be maintained as a tree buffer area. Staff believes there is a critical situation going on here. This part needs to be re-established and maintained as part of the tree mass.

Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 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: No reports

12. ADJOURNMENT: Meeting adjourned at 7:25 p.m.

Respectfully Submitted,



Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 4/24/2018							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 7:25 P.M.							
	ROLL CALL	2018-12 APPROVED	2018-15 APPROVED	2018-13 APPROVED			
DEL WILLIAMS	P	Y	Y	Y			
JOHN TUCKER	P	Y	Y	Y			
ANTHONY SOFIA	P	Y	Y	Y			
BRIAN MCARTHUR	P	Y	Y	Y			
ALAN BESS	EXCUSED						
TED BRANDT	P	Y	N	Y			
FRANK KUTILEK	P	Y	Y	Y			
JEFF CAMPBELL	P	Y	Y	Y			
ANDREW SUTTON	P	Y	Y	Y			
CHRIS FORD	EXCUSED						
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	EXCUSED	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					