

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.

2017-04: M1 AND M2 INDUSTRIAL ZONE DISTRICT CHANGES: Mr. Sutton read the staff report.

There being no questions or comments, the public hearing adjourned at 7:02 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:02 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 (excused), Frank Kutilek, Jeff Campbell (excused), Andrew Sutton, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 7 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the March 28, 2017 meeting as presented. Second by Frank Kutilek. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7. 2017-04: M1 AND M2 INDUSTRIAL ZONE DISTRICT CHANGES: Motion by Del Williams to approve 2017-04, M1 and M2 Industrial Zone District Changes as presented. Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Andrew Sutton, yes. 7 yeas, 0 nays – *Motion Approved.*

8. STAFF REPORT

- a. **TRAFFIC STUDY:** The HBA has offered an alternative proposal which consists of a process whereby the developer would hire a traffic engineer and provide the required traffic study to the City. The City would then have the option to hire their own traffic engineer to review the study submitted by the developer, with the developer reimbursing the City for costs associated with the review.

Del Williams expressed his concern of the double cost to the builder.

Andrew Sutton feels using the word “option” is subjective. He suggested changing the verbiage to “if these criteria are not met, then a second review will be requested.”

Mary Holden suggested not giving the option and make a second review automatic.

Alex Scharf with the HBA commented that the proposal they are offering is already being successfully utilized in O'Fallon, MO and other jurisdictions in the region.

b. **5 STAR AUTO BODY UPDATE:** Christie Hull-Bettale gave an update on the changes:

- 1,200 s.f. addition towards rear of building.
- Some change in the footprint in front of building.
- Small retaining wall added towards the back to keep the grades as they were in the previous plan.
- Pedestrian walk added in front.
- A change to the dumpster enclosure.
- Architecturally, the removed the red stripe from the back of the building.

Mary Holden – Backyard Chickens will be on the May 4th Council agenda.

9. OLD BUSINESS/COMMISSIONERS REPORT: Frank Kutilek asked the status of the proposed Circle K at Tenbrook and Jeffco. Mary Holden stated that we have not heard back from them.

John Tucker asked the status of the building at Arnold Tenbrook and Jeffco (Kohler property). Mary Holden stated that it is scheduled to be demolished.

Brian McArthur stated he was reappointed to the Planning Commission for the next year. Brian also questioned someone clearing the property by the rental place on Jeffco. Mary Holden stated that Burdine Surveying owns the property. All they did was clear cut the site; less than three (3) acres so no permit needed. Just prepping the site to sell.

Christie Hull-Bettale stated that she is currently reviewing their grading plan.

10. ADJOURNMENT: Meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary



**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 4/25/2017							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 7:30 P.M.							
	ROLL CALL	2017-04 - APPROVED					
DEL WILLIAMS	P	Y					
JOHN TUCKER	P	Y					
ANTHONY SOFIA	P	Y					
BRIAN MCARTHUR	P	Y					
ALAN BESS	P	Y					
TED BRANDT	EXCUSED						
FRANK KUTILEK	P	Y					
JEFF CAMPBELL	EXCUSED						
ANDREW SUTTON	P	Y					
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					