

MINUTES

PUBLIC HEARING

The public hearing was called to order by Chairman Brian McArthur at 7:00 p.m. Mr. McArthur informed those in attendance as to the procedures by which the public hearing would be conducted.

2013-08: RECORD PLAT FOR RICHARDSON RIDGE VILLAS: Brian McArthur read the staff report.

No public comment.

2012-23(A): AMENDED PLANNED RESIDENTIAL DISTRICT FOR RICHARDSON RIDGE VILLAS: Brian McArthur read the staff report.

Jerel Poor, 756 Mary Ln., asked to see a grading plan and asked if a licensed engineer reviewed it.

Bernie Wilde, 3533 Swan Circle So., read a statement for the record (attached) regarding safety issues and changing the name.

There being no further questions or comments, the public hearing adjourned at 7:15 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:15 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jason Fulbright, Cricket Whaley (excused), Brian McArthur, Ralph Sippel, Ted Brandt (excused), Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish and Bob Sweeney. 7 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Item 9a. removed.

Motion by Jeff Campbell to approve the agenda as amended. Second by Andrew Sutton. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the April 9, 2013 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2013-08: RECORD PLAT FOR RICHARDSON RIDGE VILLAS: Motion by Jeff Campbell to approve 2013-08, record plat for Richardson Ridge Villas with the 4 conditions:

1. Add the words “City Council” after the City of Arnold in the script for Diane Waller’s signature.
2. Remove completely the “Acknowledgements and Certification.”
3. Provide a 15 foot wide utility easement along the property lines.
4. Will there be any easements for sanitary or storm water lines?

Second by Ralph Sippel. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion Approved.*

8a. 2012-23(A): AMENDED PLANNED RESIDENTIAL DISTRICT FOR RICHARDSON RIDGE VILLAS:

Mary Holden commented with regard to Mr. Poor's earlier question stating that yes a licensed engineer has reviewed and approved the grading plans.

Dan Govero also commented that they do have a licensed engineer review and seal the plans.

Andrew Sutton asked if there have been any grade changes.

Dan Govero stated there have been slight grade changes but nothing that will cause any detrimental effects.

Del Williams questioned who is responsible for mowing along Laverne. Mary stated the new owner Arapaho Development will be responsible for the maintenance.

Ralph Sippel commented that he travels Old Lemay Ferry several times a day and he may only see one car on occasion coming out of Water Color Villas.

Jeff Campbell questioned if another dumpster would be needed. Jeff also agrees with Ralph with regard to there being very little traffic coming out of Water Color Villas.

Brian McArthur suggested removing condition 5 & 6.

Motion by Jeff Campbell to approve 2012-23(A), amendment to the Richardson Ridge Villas, planned residential development at 3905 St. John's Church Road and 3505 Jeffco Blvd., with the 5 findings and 7 conditions:

1. The streets will be private in the development and we would like that indicated on the plans.
2. A landscape plan is brought to Planning Commission for their review and approval before building permits are issued.
3. Indicate that the minimum landscape size as 3" diameter for deciduous trees and five-gallon minimum for bushes in the zoning document.
4. Pull new grades at least 15 feet off the property lines or provide detailed plans on addressing those areas that are within 15 feet of adjacent properties and how those grades will be finished.
5. The access easement for 3513 St. John's Church Road remains intact and unobstructed during and after the construction of the units.
6. Provide limits of clearing.
7. The responses provided in an email from Mr. Patrick Werner, dated September 4, 2012 are added as conditions to this approval.

Second by Ralph Sippel. Roll call vote: Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion Approved.*

9a. REMOVED

10a. APPROVAL OF THE CITY OF ARNOLD PLANNING COMMISSION BY LAWS: Motion by Jeff Campbell to approve 2013-05, City of Arnold Planning Commission By Laws. Second by Ralph Sippel. Roll call vote: Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion Approved.*

COMMISSIONERS REPORT: Andrew Sutton asked for an update on the Walmart truck parking issue. Mary stated she has contacted Walmart and they contact the Police.

Todd Teuscher asked the status of the mobile home demolition on Tenbrook. Mary stated the owner of the trailer stripped the trailer and left. The owner of the actual property is in the process of completing the demolition.

Brian McArthur welcomed Jason Fulbright to the Planning Commission.

ADJOURNMENT: Meeting adjourned at 7:35 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

For the record:

I would like a professional car count done at St. John's Church Road and Jeffco. Watching two teenage boys, sitting in lawn chairs, holding their school notebooks, having a good time hardly constitutes an accurate count.

At the present time it is safest to drive through Fortune Bank, make a right turn out of the bank and into the left lane just to get across Jeffco. I would think that the Comprehensive Plan should have addressed safety and this is a major intersection with a lot of traffic already. Now the traffic will be compounded.

Perhaps Modot would put in a stop light that triggers a stop necessary when someone comes out of Linderhof or St. John's Church Road. Gravois Bluff has that type of light and it is needed in Arnold at this intersection.

Second thing: I have spent lots of time explaining to people that this new complex is not on Richardson Road—it's just named wrong. I would much prefer that the name be St. John's Villas which really identifies where this complex will be located.

Overall I'm in favor of the project but traffic concerns need to be addressed before someone is killed. And change the name—this will help everyone!

Bernie Wilde

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 4/23/2013								
CALLED TO ORDER: 7:05 P.M.								
ADJOURNMENT: 7:35 P.M.								
	ROLL CALL	2013-08 - APPROVED	2012-23(A) - APPROVED	2013-05 - APPROVED				
DEL WILLIAMS	P	Y	Y	Y				
JASON FULBRIGHT	P	Y	Y	Y				
CRICKET WHALEY	EXCUSED							
BRIAN MCARTHUR	P	Y	Y	Y				
RALPH SIPPEL	P	Y	Y	Y				
TED BRANDT	EXCUSED							
FRANK KUTILEK	EXCUSED							
JEFF CAMPBELL	P	Y	Y	Y				
ANDREW SUTTON	P	Y	Y	Y				
TODD TEUSCHER	P	Y	Y	Y				
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTALE	P	NO VOTE						
DAN BISH	P	NO VOTE						
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE						

Todd Teuscher
5-14-13