



PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, APRIL 23 | 7:00 P.M.

MEMBERS: Andrew Sutton (Chair), Phillip Hogan (Second), Steve Buss (Secretary), Alan Bess, Justin Lurk, Del Williams, Tim Seidenstricker, Andrew Sofia, Brandon Roberts, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Sarah Turner (Senior Planner), Christie Hull-Bettale (Engineer/Planner).

REGULAR SESSION

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: *March 12, 2024*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S): *None*
7. OTHER BUSINESS:
 - a. **PC-2024-03 2880 Arnold Tenbrook (Site Plan Review and Tree Preservation Waiver)**: A request by Alex Knoll on behalf of Gateway Industrial Development LLC for a Site Plan and Tree Preservation at 2880 Arnold Tenbrook located at the intersection of Arnold Tenbrook Rd. and Manufacturers Dr., within the “M-2” Industrial District, as provided in the Arnold Zoning Ordinance.
 - b. **Comprehensive Plan Update**: Final Summary of Public Participation Feedback, Draft Chapter 2 “Critical Issues”, SWOT (Strengths-Weaknesses-Opportunities-Threats)
8. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

9. OLD BUSINESS: *None*
10. NEW BUSINESS:
 - a. **PC-2024-03 2880 Arnold Tenbrook Site Plan Review and Tree Preservation Waiver**
11. DIRECTOR’S REPORT
12. COUNCIL LIAISON’S REPORT
13. ANNOUNCEMENTS
14. ADJOURNMENT OF EXECUTIVE SESSION

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please come forward and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.