

MINUTES

PUBLIC HEARING

NO PUBLIC HEARING SCHEDULED

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Norman Moss (absent), Brian McArthur, Roy Wilde, Bill Williams (excused), Frank Kutilek (excused), Thomas Kreyling, Jason Connell, Todd Teuscher, Mary Holden and Christie Hull-Bettale (excused). 7 voting members present, 2 excused, 1 absent.

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

APPROVAL OF MINUTES: Motion by Tom Kreyling to approve the minutes from the April 14, 2009 meeting if there are no corrections. Second by Todd Teuscher. Voice Vote – Unanimously Approved.

QUESTIONS FROM THE FLOOR: Tom Miller, 3531 Catalina Dr., Arnold, MO, asked for clarification on the proposed revisions regarding small loan businesses.

Brian McArthur explained that the proposal is to remove the use from the C-2 and C-3 Districts and only allow small loan businesses in M-1 Industrial Districts.

Mr. Miller questioned what happens if he decides to change locations, loses his lease or his existing building burns down, would he still be grandfathered. Mary Holden stated that if the building burns, the legal non-conforming use kicks in. If more than 50% of the building burns and it costs more than 50% of the value then you would not be allowed to rebuild. If the lease is lost or the business moves to a new location, you would need to abide by the regulations of that zoning district.

Mr. Miller fears that his landlord could now double his rent knowing he is limited on where he could move the location of his business.

7a. 2009-06: ZONING CODE REVISIONS REGARDING SMALL LOAN BUSINESSES:
Brian McArthur read the staff report.

Mary Holden stated that Mr. Miller is the first and only business to comment on this issue.

Jason Connell voiced his opinion regarding the study done in Chattanooga versus Arnold. He does not want to see people hanging around every street corner begging for money. Jason feels small loan businesses are retailers and should stay inside a retail area. He does not agree with limiting them to industrial areas.

Del Williams commented that the existing businesses should be happy because this will help eliminate competition. Del feels small loan businesses thrive on the poor people.

Tom Miller commented that the majority of his clientele are working middle class people with bad credit reports.

Brian McArthur pointed out that if someone is looking for a payday loan business they will find them regardless of where they are located.

Mary Holden commented that from a Planner's perspective, these uses are not the best, they are indicative of a declining area which is what we are trying to prevent.

Jeff Fitter commented that in his mind a small payday loan business is not a retail business and does not belong in a retail environment.

Todd Teuscher feels payday loan companies represent a certain quality of life, which is not the best quality.

Brian McArthur also commented that if this were such a big deal, the lawyers and other payday loan businesses would be here voicing their objections. We have given them an extra two weeks to comment and no one has.

Motion by Jeff Fitter to recommend that 2009-06, proposed small loan business regulations be forwarded onto the City Council for approval. Second by Tom Kreyling. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Brian McArthur, yes; Roy Wilde, yes; Tom Kreyling, yes; Jason Connell, no; Todd Teuscher, yes. 6 yeas, 1 nay – ***Motion Approved.***

STAFF REPORT: Mary Holden commented that she would be bringing a voluntary annexation request to the Planning Commission on May 12. It is at the corner of Lonedell and Pomme (ABC Learning Center property).

OLD BUSINESS: Roy Wilde asked the status of the retaining wall at Foxwood Estates. Mary Holden stated that there is no retaining wall it is just a rock face at this time. We have a letter from the sole owner (BLF) releasing the cash on hand for the city to do what they need to do. Mary stated there are three things they will look at doing with the money; fixing the Allan's driveway, seeding and taking a look at Starlight.

Tom Kreyling asked about getting the rubble pile cleaned up at the VFW.

Roy Wilde reported that the VFW is looking into getting a guardrail and they have updated the lighting on the parking lot.

Brian McArthur asked the status of the sign ordinance issue.

Todd Teuscher asked the status of the Home Town report.

Del Williams asked the status of Gander Mountain.

COMMISSIONERS REPORT: Tom Kreyling welcomed Jason to the Planning Commission.

Roy Wilde reported he will be having knee surgery soon and welcomed Jason.

Todd Teuscher welcomed Jason and asked about the wall behind the smoke shop which is leaning.

Jason Connell thanked everyone for welcoming him and stated he will be learning.

Del Williams welcomed Jason.

Brian McArthur welcomed Jason and commended him for doing his homework on tonight's issue.

ADJOURNMENT: Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary