

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

April 8, 2014 / 7:00 P.M.

MINUTES

PUBLIC HEARING

The public hearing was called to order by Chairman Andrew Sutton 7:05 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2014-04: ZONING CODE AMENDMENTS TO SECTION 6, SCHEDULE OF DISTRICT REGULATIONS, CONDITIONAL USES FOR C-2 AND C-3 REGARDING CONSUMER INSTALLMENT AND SMALL LOAN COMPANIES; SECTION 18 DEFINITIONS AMENDING SMALL LOAN COMPANIES AND ADDITION CONSUMER INSTALLMENT, PAY DAY LENDERS, TITLE LOAN COMPANIES: Reading Waived.

There being no questions or comments, the public hearing adjourned at 7:07: p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:07 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jason Fulbright (excused), Brian McArthur (excused), Ralph Sippel (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 6 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as presented. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the March 11, 2014 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2014-03: ROCK COMMUNITY FIRE PROTECTION DISTRICT, 1533 JEFFCO BLVD., TEAR DOWN AND RECONSTRUCTION OF FIRE HOUSE: Asst. Chief Bill Mayer – proposing a metal storage building.

Mary Holden stated that a full metal building is prohibited in commercial areas. They have proposed an alternative of a metal building using metal frame with a different skin.

Jeff Campbell thinks metal clad buildings can be improved to be visually acceptable.

Todd Teuscher mentioned he believes their plan is short on the required number of shrubs per ordinance. He also noted that some of the proposed shrubs are invasive in Missouri and he recommended that their landscape be designed by a Professional Landscape Architect to help with the maintenance.

Mary Holden commented that she will ask the City Administrator to waive the conditional use permit fee.

Motion by Jeff Campbell to approve 2014-03, commercial site plan for Rock Community Fire Protection District, Station #1 demolition and rebuild, 1533 Jeffco Blvd. with the seven (7) conditions:

1. RCFPD receive approval of a conditional use permit for the temporary living quarters.
2. Provide a variety so if there will be other shrubs should a fungus/bug/etc kill the Burning Bushes.
3. Please label the front curb cut entrances onto Jeffco Blvd. the minimum width is 24' for 2-way, and 15' for 1-way.
4. The new easement for the east side of the property with the Church must be submitted before a building permit can be issued.
5. The proposed building is on the northeast property line. We strongly suggest the building be pulled off the property line to allow for any unintended shifts.
6. Shields placed on the wall packs to prevent light shining into passing vehicles or going off site.
7. All responses in the response letter to our review comments.

Second by Ted Brandt. Roll call vote: Todd Teuscher, yes; Del Williams, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 6 yeas, 0 nays – ***Motion Approved.***

8a. 2014-04: ZONING CODE AMENDMENTS TO SECTION 6, SCHEDULE OF DISTRICT REGULATIONS, CONDITIONAL USES FOR C-2 AND C-3 REGARDING CONSUMER INSTALLMENT AND SMALL LOAN COMPANIES; SECTION 18 DEFINITIONS AMENDING SMALL LOAN COMPANIES AND ADDITION CONSUMER INSTALLMENT, PAY DAY LENDERS, TITLE LOAN COMPANIES: Mary Holden provided background on addition of loan company definitions to commercial districts. The proposed changes amend the existing definition of small loans and add three additional definitions identifying other types of loan businesses based on the Missouri Division of Finance. The addition of the definitions will remove any vagueness from our code. The other proposed change is to identify the new loan businesses separate from pay day/title loan, as a conditional use permit and limit their number per population in the City of Arnold.

Frank Kutilek commented that he would like *consumer installment/small loan* businesses capped at one per 5,000 residents over the age of 18 to match *pay day/title loan* requirement.

Andrew Sutton asked if other communities are similar in their definitions and requirements.

Motion by Del Williams to approve 2014-04, zoning code amendments to section 6, schedule of district regulations, conditional uses for C-2 and C-3 regarding consumer installment and small loan companies; section 18 definitions amending small loan companies and addition consumer installment, pay day lenders, title loan companies. Second by Ted Brandt. Roll call vote: Todd Teuscher, yes; Del Williams, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 6 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden introduced the new Planner/GIS Technician, Derrick Redhead.

OLD BUSINESS: Frank Kutilek asked the status of Dunkin Donuts. Mary commented that they started work then stopped for reasons unknown. Frank also questioned what they are doing by the Post Office. Mary stated they did come in for a grading permit but we do not yet know what will be going in.

Ted Brandt asked if Gordman's was moving into the Old K-Mart building. Mary stated that they are and there will be 10,000 square foot of available space left.

COMMISSIONERS REPORT: Del Williams wished Brian McArthur Good Luck tonight in the election.

Frank Kutilek welcomed Derrick.

Andrew Sutton welcomed Derrick; recognized Brian Richison for helping with a sewer issue; updated the group on the sign code committee; would like Planning Commission to start meeting with the Park Board maybe once a quarter. He wished Good Luck to all the candidates tonight.

ADJOURNMENT: Meeting adjourned at 7:48 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

