

**AGENDA**

**PUBLIC HEARING**

1. Open Public Hearing
2. 2018-28 Conditional Use Permit, Lots 9 & 10 Lilac point
3. Close Public Hearing

**REGULAR MEETING**

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
  - a) July 24, 2018
6. Questions from the floor
7. Conditional Use Permit
  - a) 2018-28 Conditional Use Permit, Lots 9 & 10 Lilac point
8. Staff Report
9. Old Business/Commissioners Report
10. Adjournment

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.

**2018-26: CONDITIONAL USE PERMIT FOR FAST FOOD RESTAURANT-MOD PIZZA:** Mr. Sutton read the staff report.

No public comment.

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Anthony Sofia (excused), Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Christie Hull-Bettale and Bob Sweeney. 9 voting members present, 1 excused.

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

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the July 10, 2018 meeting as presented. Second by Frank Kutilek. Voice Vote - *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2018-26: CONDITIONAL USE PERMIT FOR FAST FOOD RESTAURANT – MOD PIZZA:** Jeff Campbell concerned with the awning encroaching on the 50' yard setback that there may be some traffic problems. Suggested adding a condition to add more landscaping/shrubs to help screen/enhance the patio and overall area.

Frank Kutilek also suggested adding “not to conflict with corner sight triangle.”

Frank Kutilek suggested another condition that crosswalk be painted on the asphalt along with possible signage going from the parking to the store.

Motion by Ted Brandt to approve 2018-26, Conditional Use Permit for a fast food restaurant-MOD Pizza based on the findings and seven (7) conditions:

1. The Board of Adjustment approves the variances for MOD Pizza 50' yard setback for the Seasonal Awning.

2. The Commercial Site Plan for MOD Pizza is approved by the Planning Commission.
3. Should trees need to be removed, they need replacement inch for inch in caliper with city approved type of tree to be reviewed by staff.
4. Any existing or new dumpster for use by MOD Pizza must have a screened enclosure complimentary with the building and per city code requirements.
5. Current ADA standards will be met for new construction and site improvements.
6. Add a crosswalk.
  
7. Add more landscape/shrubs to help screen/enhance the patio and overall area, but not to conflict with corner sight triangle.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Alan Bess, yes; Chris Ford, yes; Andrew Sutton, yes. 9 yeas, 0 nays – ***Motion Approved.***

**8a. 2018-27: COMMERCIAL SITE PLAN FOR FAST FOOD RESTAURANT – MOD PIZZA:** Motion by Jeff Campbell to approve 2018-27, Commercial Site Plan for a fast food restaurant – MOD Pizza with the seven conditions:

1. The Board of Adjustment approves the variances for MOD Pizza 50' yard setback for the Seasonal Awning.
2. The Commercial Site Plan for MOD Pizza is approved by the Planning Commission.
3. Should trees need to be removed, they need replacement inch for inch in caliper with city approved type of tree to be reviewed by staff.
4. Any existing or new dumpster for use by MOD Pizza must have a screened enclosure complimentary with the building and per city code requirements.
5. Current ADA standards will be met for new construction and site improvements.
6. Add a crosswalk.
  
7. Add more landscape/shrubs to help screen/enhance the patio and overall area, but not to conflict with corner sight triangle.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; John Tucker yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Alan Bess, yes; Chris Ford, yes; Andrew Sutton, yes. 9 yeas, 0 nays – ***Motion Approved.***

**STAFF REPORT:** Christie Hull-Bettale gave an update on Enclave at Strawberry Ridge – reduced by one (1) unit.

Bob Sweeney: No report

**11. OLD BUSINESS/COMMISSIONERS REPORT:** Andrew Sutton commented that the sign for the Gold Buyer who is no longer the tenant in that space is still on the roof and needs to be removed.

**12. ADJOURNMENT:** Meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Alan Bess  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b>	7/24/2018						
<b>CALLED TO ORDER:</b>	7:00 P.M.						
<b>ADJOURNMENT:</b>	7:25 P.M.						
		<b>ROLL CALL</b>	<b>2018-26 - APPROVED</b>	<b>2018-27 - APPROVED</b>			
<b>DEL WILLIAMS</b>		P	Y	Y			
<b>JOHN TUCKER</b>		P	Y	Y			
<b>ANTHONY SOFIA</b>		EXCUSED					
<b>BRIAN MCARTHUR</b>		P	Y	Y			
<b>ALAN BESS</b>		P	Y	Y			
<b>TED BRANDT</b>		P	Y	Y			
<b>FRANK KUTILEK</b>		P	Y	Y			
<b>JEFF CAMPBELL</b>		P	Y	Y			
<b>ANDREW SUTTON</b>		P	Y	Y			
<b>CHRIS FORD</b>		P	Y	Y			
					<b>NO VOTE</b>		
<b>CHRISTIE HULL-BETTALE</b>		P			<b>NO VOTE</b>		
					<b>NO VOTE</b>		
<b>CITY ATTORNEY ROBERT SWEENEY</b>		P			<b>NO VOTE</b>		