

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-14, Minor Record Plat, Libera-Kennen Subdivision, a resubdivision of Strawberry Ridge, Lots 3A, 4 and 5 into two lots
3. Adjourn

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) Regular Meeting July 27, 2010
6. Questions from the floor
7. Minor Record Plat
  - a) 2010-14, Minor Record Plat, Libera-Kennen Subdivision, a resubdivision of Strawberry Ridge, Lots 3A, 4 and 5 into two lots
8. Staff Report
  - a) What is our vision for the City of Arnold?
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

AUGUST 10, 2010 / 7:00 P.M.

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## 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.

**2010-14: MINOR RECORD PLAT, LIBERA-KENNEN SUBDIVISION, A RESUBDIVISION OF STRAWBERRY RIDGE, LOTS 3A, 4 AND 5 INTO TWO LOTS:**  
Brian McArthur read the staff report.

Chris Bury, 2327 Tribute Dr., questioned the subdivision's assessment as well as County real estate tax without a house being built there.

Jeff Fitter directed Mr. Bury to contact the Subdivision Committee regarding his subdivision assessment question.

There being no further questions or comments, the public hearing adjourned at 7:03 p.m.

### REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:03 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell (excused), Cricky Lang, Todd Teuscher, Mary Holden, Christie Hull-Bettale. 9 voting members present, 1 excused.

**REVIEW AND APPROVAL OF AGENDA:** Mary Holden requested that a representative with THF be allowed to speak after 7a. on the agenda.

Motion by Brian McArthur to approve the agenda as amended. Voice Vote – Unanimously Approved.

**APPROVAL OF MINUTES:** Motion by Frank Kutilek to approve the minutes from the July 27, 2010 meeting if there are no corrections. Second by Ted Brandt. Voice Vote – Approved.

**QUESTIONS FROM THE FLOOR:** None

**7a. 2010-14: MINOR RECORD PLAT, LIBERA-KENNEN SUBDIVISION, A RESUBDIVISION OF STRAWBERRY RIDGE, LOTS 3A, 4 AND 5 INTO TWO LOTS:**  
Mary commented that condition numbers 1, 2, 3 & 5 still need to be reflected or addressed.

Jeff Fitter is concerned that the way it is written they could split it again return it to all one lot again and build something there in the future. Mary Holden stated that they would have to go through the process again.

Ted Brandt asked what happens after approval and asked about the required sidewalk in front of the lot. Mary Holden explained the process of recording the new plat and stated that the sidewalk is addressed in condition #2.

Motion by Jeff Fitter to approve 2010-14, minor record plat, Libera-Kennen Subdivision, a resubdivision of Strawberry Ridge, Lots 3A, 4 and 5 into two lots with the remaining 4 conditions:

1. The easements remaining from the original lot 4 should be vacated by separate document and noted as such. These easements will prevent them from building decks, pools, and accessory structures.
2. A concrete sidewalk is required along the frontage of the parcel divided, prior to record plat signatures or escrowed for future installation.
3. Our records show the 3087 is still owned by Paul Dalba, so we need an application for occupancy permit for the new owner.
4. Add a note that this minor record plat is subject to the same indentures and covenants of Strawberry Ridge Subdivision.

Second by Cricky Lang. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Cricky Lang, yes; Todd Teuscher, yes. 9 yeas, 0 nays – *Approved*.

Darren Ridenhour with THF Realty addressed the Planning Commission asking that THF not be issued a citation for the dumpster enclosure. Mr. Ridenhour said they are not looking for forgiveness, they dropped the ball. A temporary solution could be to remove the dumpster, take down the temporary enclosure and have the tenants use the dumpsters that are currently in the dumpster enclosure. Long-term solution is to add on to the existing dumpster enclosure. They were ready to start this weekend but were informed they need to get a permit.

Jeff Fitter feels a good start would be to remove what is there. He does feel the citation should still be written because this has gone on way too long.

Ted Brandt sees no problem if they complete the job in a certain time frame.

Mary Holden suggested having the current dumpster removed by the end of the week, turn in plans and we can expedite the building permit for the new addition.

Todd Teuscher asked if there are plans for vegetation on the open lot behind the hotel. Mr. Ridenhour stated he would find out.

Poll - no citation will be issued if the dumpster is removed by August 13, 2010 or complete the enclosure addition by August 30, 2010. Frank Kutilek stated he feels a citation should be issued regardless. Voice Vote – 7 yeas, 2 nays.

**STAFF REPORT:** Mary Holden gave a comprehensive plan update stating we need community involvement. Mary provided the Commission with some examples of community visions.

Jeff Fitter suggested council members have "town hall" meetings with their constituents and come back with their ideas; pick 2 or 3 plans to put up on the web site and take a poll of the community. He also suggested having a representative from each subdivision be part of the steering committee and they can get the info back to their neighbors.

Other thoughts were to inventory of historic buildings; get thoughts and ideas from the different organizations; input from the business community; utilizing some ideas from the hometown plan and looking at the transportation system.

Lisa Graf, Strawberry Ridge Resident commented that she moved here from Oakville and loves Arnold. It's big yet small. She has heard the controversy over Arnold Commons with people saying it is not bringing money in. She doesn't see how it cannot be making money – all the restaurants are packed and it has not hurt any of the existing restaurants. Although she feels sorry for those that lost their homes, sometimes you have to compete with surrounding areas in order to bring money in. Residents as well as businesses need to start taking responsibility and should pay the consequences if they are in violation. We need to move forward as a community. She also mentioned at Ferd B. Lang Park, she would rather see something to view such as a pool at the front of the park and the sand volley ball moved to the back.

Mary Holden also reported that Oasis Church is only going to be putting up one trailer instead of two.

Poll to allow Oasis Church to put up one trailer instead of two. Voice Vote – 9 yeas, 0 nays.

**OLD BUSINESS:** Frank Kutilek reviewed and got updates the past list of old business.

Frank Kutilek asked about the shelter idea for mobile home parks. Mary stated she would also add this topic to the next agenda for discussion. **Update:** Mary Holden stated she has a sample Ordinance from the Missouri Preparedness Association requiring mobile home park owner's to construct a tornado shelter. She will put this on the next meeting agenda for discussion.

Frank Kutilek asked the status of the landscape business behind Hickory Manor. Mary stated a letter was sent giving them 60 days. **Update:** 60 days not up yet.

Ted Brandt commented that in Foxwood Estates Development concrete barriers and gates have been put up which look nice but questioned the pile of rocks. Mary stated they would be using them. Mary also stated they are getting close to the 60 day citation into court. The variances have been approved. **Update:** Mary Holden reported that Bill Kling is no longer with Truman Bank and we are keeping in contact with the new person. 60 days not up yet.

Bryan Wucher asked the status of the temporary road at the bottom of Rosedale. Mary stated she understands that they put seed down and there is a chain up. **Update:** Mary Holden stated they have not put the seed down yet but that is the plan. Bryan asked if they could take the gravel up and put it back the way it was. Mary stated that has been brought to the Public Works Director's attention and it is in the queue to get done.

Todd Teuscher asked the status of the fill site at Arnold Auto Body. Mary Holden stated they have been told to cease and desist. Gene Fribis has been retained by him to do a grading plan because he would like to build an addition or expand the property. In communication with Gene Fribis via voice mail, it was relayed to the owner of Arnold Auto Body that if he didn't stop accepting fill and didn't get plans in we would force him to remove every bit of fill he has put in.

Bryan Wucher reported a lot of fill being brought in behind McDonald's and Circle K. Christie Hull-Bettale stated that Drury Hotel used that as a fill site and there is a grading permit.

**COMMISSIONERS REPORT:** Jeff Fitter commented that he did not volunteer his time to sit on a board to sit back and let others do whatever they want to do. He expressed his disappointment to sit and listen to the Commission say yes lets send a citation to Foxwood Estates and Arnold Auto Body and then let THF walk out and not be cited for their inaction of more than a year. This is setting precedence. THF has done a lot for Arnold Commons and the City but it does not give them or anyone else the right to not pay the consequences and be cited for what they have done wrong.

Bryan Wucher does not feel we are letting them get by since they will be cited if the work is not done by the end of the month.

Brian McArthur also does not feel they were let off the hook. A poll was taken and there is a set date.

Ted Brandt asked that he receive a hard copy of the P & Z packets on meeting night.

Frank Kutilek agrees with Jeff Fitter regarding citations. Frank also commented that the traffic is really backing up on Missouri State Road between Church Road and Astra Way. He would like the traffic reports revisited. He feels the traffic is greater than they predicted.

Brian McArthur reported piles of black fill on the old Trumpet site by Dana Dr. and Kleinschmidt on Telegraph.

**ADJOURNMENT:** Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary

