

**PLANNING COMMISSION**

**CITY HALL**

**PUBLIC HEARING/REGULAR MEETING**

**AUGUST 11, 2009 / 7:00 P.M.**

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**MINUTES**

**PUBLIC HEARING**

The public hearing was called to order by Acting Chairman Frank Kutilek at 7:00 p.m. Mr. Kutilek informed those in attendance as to the procedures by which the public hearing would be conducted.

**2009-06: ZONING CODE AMENDMENT TO SECTION 6, C-2 AND C-3 DISTRICT REGULATIONS REGARDING SMALL LOAN BUSINESSES:** Mary Holden gave a brief overview of the proposed amendment.

No public comment.

**2009-17: CONDITIONAL USE PERMIT FOR CHICK-FIL-A, #1 ARNOLD PARK MALL (INTERSECTION OF HYW. 141 & JEFFCO BLVD.):** Gary Rouse, P.E., P.S. of GBC Design gave a brief overview of this project

Tara Tesreu-Boggs, 119 Berrywood, spoke in favor of the Chick-Fil-A.

Jerel Poor, 756 Mary, asked if Chick-Fil-A was a franchise store and if it would be closed on Sundays.

Mr. Rouse gave a brief history of this business stating that it is a family owned business and they will not be open on Sundays.

**2009-19: ZONING CODE AMENDMENT TO SECTION 18, DEFINITIONS TO ADD MANUFACTURED AND MODULAR AND AMENDING MOBILE HOME DEFINITION:** Mary Holden gave a brief overview of the proposed amendment.

No public comment.

There being no further questions or comments, the public hearing adjourned at 7:10 p.m.

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Frank Kutilek at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, Jeff Fitter, Norman Moss, Brian McArthur (excused), Roy Wilde, Ted Brandt, Frank Kutilek, Thomas Kreyling (excused), Jason Connell, Todd Teuscher, Mary Holden, Christie Hull-Bettale and Robert Sweeney. 8 voting members present, 2 excused.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Norm Moss to approve the agenda as presented. Second by Jeff Fitter. Voice Vote – Unanimously Approved.

**APPROVAL OF MINUTES:** Motion by Norm Moss to approve the minutes from the July 28, 2009 there being no corrections. Second by Jason Connell. Voice Vote – Unanimously Approved.

**QUESTIONS FROM THE FLOOR:** Walter Keller, 1654 Elizabeth, read a prepared statement opposing the Lonedell Valley Development as presented.

Elaine Ellis, 1648 Elizabeth, read a prepared statement expressing her concerns with the Lonedell Valley Development.

Ellie Smith, 14 Savannah Ct., expressed her concern with the traffic and safety.

Mary Klotz, 2208 Lonedell, expressed her opposition to the Lonedell Valley Development. Concerned about the traffic on Lonedell and property values.

David Carlson, 1683 Elizabeth, safety concern of Lonedell Road; already over utilized.

Chris Mulderig, 1615 Elizabeth, safety concern of Lonedell Road; can't see vehicles coming over the hill.

Faye Brooks, Lonedell, Lonedell Road not safe; blind spots; need to widen the street.

Tim Klable, 2233 Lonedell, traffic concerns; blind spots; concern of back yard washing out if not filled in properly.

Mike Ellis, 1648 Elizabeth, not against developing this property as long as it meets the zoning requirements.

Jan Callahan, Park Ridge, feels the city should address the Lonedell Road issues.

(TAPE ENDED)

**7a. 2009-10: PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR 2217 LONEDELL ROAD, LONEDELL VALLEY (CONTINUED FROM THE JULY 14, 2009 MEETING):** Much discussion on traffic concerns; stop signs; limited site distance; landscaping; zoning regulations for R-2, R-3 and PRD; lot sizes; traffic study; conservation area; villas; architecture; uniqueness of the PRD.

Motion by Jeff Fitter to “table” 2009-10, Planned Residential Development for 2217 Lonedell Road, Lonedell Valley for further information. Second by Todd Teuscher. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Norm Moss, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jason Connell, no; Todd Teuscher, yes. 7 yeas, 1 nae – **Tabled.**

**8a. 2009-17: CONDITIONAL USE PERMIT FOR CHICK-FIL-A, #1 ARNOLD PARK MALL:** There was brief discussion one topic being a recommendation of support to the Board of Adjustment.

Motion by Norm Moss to approve 2009-17, Conditional Use Permit and Commercial Site Plan for Chick-Fil-A, #1 Arnold Park Mall with the three (3) conditions:

1. The Board of Adjustment approves the two variances, which are to parking calculations and the encroachment into the front yard setback along Berrywood for the retaining wall.
2. The site plan is revised to include a sidewalk along Jeffco Blvd. and fence/guardrail on top of the retaining wall.
3. The technical items, notes specifying jurisdictions need to state City of Arnold; and provide specifications on erosion control methods, are corrected.

Second by Del Williams. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Norm Moss, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jason Connell, yes; Todd Teuscher, yes. 8 yeas, 0 naes – *Approved*.

**9a. 2009-06: ZONING CODE AMENDMENT TO SECTION 6, C-2 AND C-3 DISTRICT REGULATIONS REGARDING SMALL LOAN BUSINESSES:** Motion by Jeff Fitter to approve 2009-06, Zoning Code Amendment to Section 6, c-2 and C-3 District Regulations Regarding Small Loan Businesses. Second by Jason Connell. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Norm Moss, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jason Connell, yes; Todd Teuscher, yes. 8 yeas, 0 naes – *Approved*.

**9b. 2009-19: ZONING CODE AMENDMENT TO SECTION 18, DEFINITIONS TO ADD MANUFACTURED AND MODULAR AND AMENDING MOBILE HOME DEFINITION:** Motion by Jason Connell to approve 2009-19, Zoning Code Amendment to Section 18, Definitions to add Manufactured and Modular and Amending Mobile Home Definition. Second by Todd Teuscher. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Norm Moss, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jason Connell, yes; Todd Teuscher, yes. 8 yeas, 0 naes – *Approved*.

**STAFF REPORT:** Mary Holden reported that she has been invited to sit on a local Government Advisory Board for DNR.

**OLD BUSINESS:** There are still weeds at the intersection of Missouri State Road and Church Road across from the First Baptist Church.

**COMMISSIONERS REPORT:** Jeff Fitter offered his thanks for the removal of the island just past Ponderosa.

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Roy Wilde welcomed Ted Brandt to the Planning Commission.

**ADJOURNMENT:** Meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary