



# PLANNING COMMISSION MEETING CONDUCTED VIRTUALLY AUGUST 11, 2020

## MINUTES

*Due to Federal, state, county, and municipal emergency orders related to the coronavirus (COVID-19) pandemic, this meeting was conducted virtually in compliance with applicable regulations.*

### REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Steve Buss, Phillip Hogan, Justin Lurk, John Tucker (*not present*), Jeff Campbell, Frank Kutilek, Del Williams, Brian McArthur, Alan Bess, Andrew Sutton. All members were participating telephonically. **STAFF PRESENT:** David Bookless (Community Development Director) (*excused*), Sarah Turner (Planner), Christie Hull-Bettale (Engineer), Robert Sweeney (City Attorney). All Staff were participating telephonically.
3. **APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the July 14, 2020 meeting. Second by Del Williams. *Voice vote:* Unanimously approved.
4. **SITE PLANS, PLATS, OTHER BUSINESS:**
  - a. **PC-2020-14 Lonedell Acres:** A request for approval of a variance from the requirements of the Tree Preservation Program for a 4-acre tract located on the south side of Lonedell Road approximately 1,200 feet northeast of Pomme Road.

Christie Hull-Bettale presented the Staff Report. Ms. Hull-Bettale concluded her presentation by recommending favorable consideration of the application subject to the following condition:

- 1) The builder or developer shall be required to provide at least one (1) planted tree in the front yard of each of the residential lots prior to the occupancy of each home.

Applicant David Staloch reiterated the Staff's discussion of trees in the easement and spoke in concurrence with the Staff's Report.

Carol Onest, from Govero Land Services, also concurred with Staff's Report. Ms. Onest added that many of the trees in the easements have been cut back in ways that make them unideal.

Mr. Campbell asked to consider one (1) tree in the front and one (1) tree in the back, to help stabilize the yard. Mr. Lurk commented in support of this idea.

Mr. Lurk and Mr. Hogan sought clarification about the purpose of this variance. Mr. Sweeney explained that the Tree Preservation Program requires a certified arborist to prepare the tree plan, and that the applicant is requesting a variance to that requirement. In that variance application, the applicant has provided information prepared by a non-arborist (Govero Land Services) which details where the existing, dead, and trees-to-remain are located. It is up to the Commission to determine if that information is satisfactory or if the services of an arborist are required.

5. **ADJOURNMENT OF REGULAR SESSION:** Adjourned by Mr. Sutton at 7:20 p.m.

## EXECUTIVE SESSION

### 6. NEW BUSINESS:

- a. **PC-2020-14 Lonedell Acres:** Motion by Mr. Williams to approve *PC-2020-14 Lonedell Acres* with conditions contained in the Staff Report, but modified to require one (1) tree in the front and one (1) tree in the back. Second by Mr. Campbell.

*Roll call vote:* Steve Buss, yes; Phillip Hogan, no; Justin Lurk, yes; Jeff Campbell, yes; Frank Kutilek, yes; Del Williams, yes; Brian McArthur, yes; Alan Bess, yes; Andrew Sutton, yes. 8 yeas, 1 nays – Motion Approved.

7. **ADJOURNMENT:** Motion by Mr. Campbell to adjourn. Second by Mr. Williams. Voice Vote – Unanimously approved. Meeting adjourned at 7:28 p.m.

Respectfully Submitted,



Alan Bess  
Planning Commission Secretary