

MINUTES

NO TAPE RECORDING

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.

2013-18, Minor Record Plat, lot consolidation Maxville Gardens. Brian McArthur read the staff report.

Mr. Mike Johnston expressed concern about the lot size and it was explained two lots were being consolidated. Mr. Johnston asked about the Ameren UE easement being vacated. The record plat for Maxville Gardens has a note that it is to be vacated by separate documents.

There being no further questions or comments, the public hearing adjourned at 7:08 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:08 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jason Fulbright, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale, Dan Bish and Bob Sweeney (excused). 8 voting members present.

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

APPROVAL OF MINUTES: Motion by to approve the minutes by Andrew Sutton from the July 23, 2013 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: Jan Callahan, on behalf of Terry Klamert, spoke introducing herself and briefly speaking to the request by Terry Klamert to extend the approval of Lonedell Valley PRD for one more year.

7a. 2013-18, Minor Record Plat, lot consolidation Maxville Gardens: Andrew Sutton noted that he was concerned about the easement vacation. There was discussion about the easement vacation and a letter would be sent to Mr. Faulkner regarding the note on the record plat for Maxville Gardens and vacating the easement.

After discussion Ted Brandt moved to approve 2013-18, minor record plat for a lot consolidation of 74 and 75, Maxville Gardens. Del Williams seconded. Roll Call vote: Del Williams yes, Jason Fulbright yes, Brian McArthur yes, Ralph Sippel yes, Ted Brandt yes, Frank Kutilek yes, Jeff Campbell yes, Andrew Sutton yes. 8 yeas and 0 nays. **Motion approved.**

STAFF REPORT: Mary Holden reported on the request by Mr. Terry Klamert to extend his approval of Lonedell Valley PRD for one additional year until October of 2014. There was discussion regarding

compliance with the Comprehensive Plan, the maximum approval for preliminary plats being five years, what constitutes substantial construction, what would have to be completed, and if approved, this would be the last extension. Substantial construction was discussed and included the subdivision construction progressing, substantially complete, and the expiration of the preliminary plat. Christie referred to the subdivision ordinance section that was written in the staff report.

d)The approval by the City Council of the preliminary plat shall be valid for two years from the date of approval, or such longer period, up to a maximum of five years, as the City Council may determine to be advisable to facilitate adequate and coordinated provisions for transportation, water, sewerage, schools, parks, playgrounds, and other public requirements. If no record plat of a subdivision of any part of the tract for which a preliminary plat has been approved is recorded within two years, or such longer period as Council may permit, a resubmission and review thereof by the commission and City Council may be required.

The record plat must be approved by Council and recorded before the preliminary plat expiration. With regard to the completion of the improvements, all improvements must be complete or escrowed for at the time the record plat is brought to Council for final approval. For example, Terry Klamert currently has Staff approved improvement plans. If this extension is given; Mr. Klamert will continue with permit process and begin construction of the infrastructure. He will need to complete all improvements (or escrow 100 percent of the remaining cost) and receive record plat approval before the Oct 2014 date.

After discussion, a motion was made by Del Williams to approve the extension request until October of 2014 with the stipulation this would be the final approval. Ralph Sippel seconded the motion. Roll Call; Del Williams yes, Jason Fulbright yes, Brian McArthur yes, Ralph Sippel yes, Ted Brandt yes, Frank Kutilek no, Jeff Campbell no, and Andrew Sutton no. 5 yeas and 3 nays. Motion approved.

OLD BUSINESS: No old business.

COMMISSIONERS REPORT Frank Kutilek asked about various projects.

Jeff Campbell asked about the new Applebee's sign.

Andrew Sutton asked that a subcommittee be established to review the Sign Code.

ADJOURNMENT: Motion by Ted Brandt to adjourn the meeting. Second by Ralph Sippel. Meeting adjourned at 7:54 p.m.

Respectfully Submitted,



Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 8/13/13								
CALLED TO ORDER: 7:00								
ADJOURNMENT: 7:54								
	ROLL CALL	2013-18 MAXVILLE GRADERS	2013-23 VILLAS @ LOWMEDELL VALLEY					
DEL WILLIAMS	P	Y	Y					
JASON FULBRIGHT	P	Y	Y					
BRIAN MCARTHUR	P	Y	Y					
RALPH SIPPEL	P	Y	Y					
TED BRANDT	P	Y	Y					
FRANK KUTILEK	P	Y	N					
JEFF CAMPBELL	P	Y	N					
ANDREW SUTTON	P	Y	N					
GODD TEUSCHER	EX							
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTAL	P	NO VOTE						
DAN BISH	P	NO VOTE						
CITY ATTORNEY		NO VOTE						
ROBERT SWEENEY	EX	NO VOTE						