

AGENDA

PUBLIC HEARING

No 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. August 11, 2015 meeting
6. Questions from the floor
7. Commercial Site Plan
  - a. 2015-18, CC Dillon, 1342 Lonedell, Add garage in rear of building
8. Staff Report
9. Old Business/Commissioners Report
10. Adjournment

MINUTES

**TAPE RECORDING VANISHED**

**PUBLIC HEARING**

No Public Hearing

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Randy Hoselton (excused), Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present.

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

**APPROVAL OF MINUTES:** Spelling correction on roll call sheet.

Motion by Jeff Campbell to approve the minutes from the July 28, 2015 meeting as corrected. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2015-19: SKETCH PLAN FOR PRELIMINARY PLAT OF FOXWOOD ESTATES:** Dan Govero, Govero Land Services presented the sketch plan for Foxwood Estates. They are looking for 60' lots instead of 70' lots. Would like a waiver for the tree preservation plan as the site has already been cleared. They anticipate no tree removals will be needed. They will need a waiver for the street width. They will be adding a detention pond on the first lot to pick up flows from Tenbrook.

Jeff Campbell has a problem with 60' wide lots because of density.

Del Williams commented that this has been a tough site and sore subject for the city. This is an eyesore and we need to get it done and move on.

Ted Brandt asked how wide the house would be.

Dan Govero stated 6 foot side yards and 25 foot front setbacks. Houses will be about 40 feet wide with 2 car garages.

John Tucker commented that 6 foot side yards is too congested and will not be attractive or desirable to have.

Frank Kutilek expressed concern about the north lots with minimal backyards up against the slope.

Brian McArthur asked what the previous lot size widths were.

Mary Holden stated they were 60 feet with 41 lots.

Brian McArthur commented that if one lot is removed, the lots can meet the 70 foot R-5 requirement and it would not be a hardship.

Ralph Sippel feels we are wasting our time picking apart this plan; Council approved it the first time after Planning Commission voted it down. They will approve it again.

Jeff Campbell stated that ignoring the required side yard setback is not a good precedence to set.

Brian McArthur stated this is going to be tough to approve with so many waivers needed.

**STAFF REPORT:** Mary Holden asked everyone to bring their shirts back in so they can get embroidered with Planning Commission text.

Christie Hull-Bettale reported that letters seeking construction easements along Tenbrook are going out next week for the safe routes to school sidewalk project.

Brian McArthur explained to the Planning Commission that the city received a grant for improvements to the Tenbrook/Jeffco intersection.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Frank Kutilek mentioned that Immaculate Conception has put up a new ornamental fence that is blocking site distance views at the access road to Michigan.

Brian McArthur reported that the Mayor broke the tie so the drop box was approved.

**ADJOURNMENT:** Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Todd Teuscher  
Planning Commission Secretary



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**CITY OF ARNOLD PLANNING COMMISSION, AUGUST 25, 2015  
MEETING**

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**TO:** PLANNING COMMISSION  
**FROM:** MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** 2015-18, CC DILLON, 1342 LONEDELL ROAD, COMMERCIAL SITE PLAN  
APPROVAL FOR GARAGE BEHIND BUILDING  
**DATE:** AUGUST 19, 2015  
**CC:**

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**Request**

Mr. Gary Litzsinger, owner of CC Dillon, is requesting approval to install/construct a 20' by 60' garage on the gravel lot behind his existing business at 1342 Lonedell Road to house the CC Dillon Racing Fuel truck and trailer used to promote their racing fuels at events. Attached are the application, plan, picture of proposed garage and aerial of the site.

**Analysis**

Overall, Staff has no concerns with the request. The property is zoned M-1 and this use is allowed per the Code.

Parking in front of the building is hard surface while the back lot is hard gravel. The M-1 zone district calls out suitably paved areas for employee parking but does not call it out for storage areas.

From the pictures, it appears there are some types of vehicles parked in the grass that need to be moved onto the gravel area.

The dusk to dawn light in the area of the proposed garage is existing.

**Recommendation**

Staff recommends the Planning Commission approve the commercial site plan as presented.

P&Z Meeting Only: 8/25/15

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax

8/25/15  
mtg



COMMERCIAL SITE PLAN APPLICATION

File Number 2015-18

\$300.00 plus 1/2 % site development cost Fee-Paid

APPLICANT/~~CONTRACT PURCHASER~~  
C. C. DILLON COMPANY  
ATTN: MR. GARY LITZINGER

OWNER: SAME AS APPLICANT

Name

Name

1342 LONEDELL ROAD, ARNOLD MO 63010

Address, City, State, Zip

Address, City, State, Zip

636-296-2700

Telephone Number

Telephone Number

636-296-8861

Facsimile Number

Facsimile Number

1342 LONEDELL ROAD, ARNOLD, MO 63010

M-1 INDUSTRIAL

Property Address (or nearest intersection)

Zoning of property

Sanitary District


Water District

Fire District

Telephone Number

Telephone Number

Telephone Number

 8.7.2015

Date of application

Meeting date targeting

## COMMERCIAL SITE PLAN REVIEW MINIMUM SUBMITTAL REQUIREMENTS

Submit seven full size (24" x 36") sets of plans (one for Fire Department, one for Public Works, one for Water Department, one for sewer department, one for school district, one for the engineer and one for planning) containing the below information, application and fee no later than twenty-seven (27) calendar days before the Planning Commission meeting you wish to be on. These plans will be reviewed internally and comments given to the applicant. Revised plans must then be resubmitted including 20 reduced 11" by 17" sets of plans along with five full size sets of plans.

1. Completed application and fee.
2. A grading permit is required for all commercial improvement plans. See grading permit requirements. Detailed engineering will be required to the grading plan stage. **no grading proposed**
3. The name proposed for the project, date of submission, and the following names, addresses and telephone numbers:
  - The record owner or owners of the tract.
  - The party who prepared the plat.
  - The party for whom the plat was prepared.
  - The engineer and/or the land surveyor who designed the improvements and surveyed the tract and their seal and signature.
4. Method and detailed plans for storm water and sanitary sewer.
5. Site plan, prepared by a Register Land Surveyor or Professional Engineer, indicating location of proposed improvements, including, but not limited to:
  - North arrow and scale - not more than one inch equals 60 feet
  - Building setbacks including buffer strips if applicable; **setbacks to proposed Accessory Structure**
  - Existing and proposed contours at two foot intervals; **no new grading proposed**
  - Size of lot, indicating the amount covered by building, the amount covered by parking and impervious material, the amount used for detention (if any), and the amount in landscaped area. **no change to landscaping; minimal increase in runoff**
  - Building (s);
    - Parking lot layout; **no new parking proposed and no change to existing parking**
    - Parking space dimensions; **no new parking proposed and no change to existing parking**
    - Loading space location and dimension; **no change to existing**
    - Dumpster location and method of screening; **no change**
    - Landscape plant material location, type and size; **no new landscaping is proposed; retain existing**
    - Light standard location and height; **no new light standards proposed**
    - Fire lanes; **no change to width of existing paving**
    - Sign location and height; **no new signs proposed**
    - Access lanes and dimensions of lanes; **around proposed Accessory structure**
    - Ingress and egress points and widths; **retain / reuse existing access**
    - Ingress and egress points across the right-of-way from proposed project; and **retain / reuse existing**
    - Adjacent properties, their zoning, and any improvements located within 200 feet of the property.

6. Scaled elevations of all building facades must be submitted indicating see Note below
- Materials used and location; steel framing with pre-finished architectural steel wall panels and roof
  - Color of material; tan
  - Window location; none proposed
  - Door location; overhead door at each end of building, one pass door on one side
  - Location of signage proposed on building; no signage
  - Mechanical equipment location and method of screening; and no mechanical equipment
  - Exterior light location on buildings. none, use existing DTD light on pole next to proposed building

**NOTE:**

**THE ATTACHED PLANS AND PHOTOGRAPH/RENDERING ARE A REPRESENTATIVE EXAMPLE OF THE TYPE OF PRE-ENGINEERED STRUCTURE AS PROPOSED; FINAL DRAWINGS WOULD BE SUPPLIED FOR REVIEW AND PERMIT FOLLOWING PLANNING COMMISSION APPROVAL OF THE SITE PLAN.**



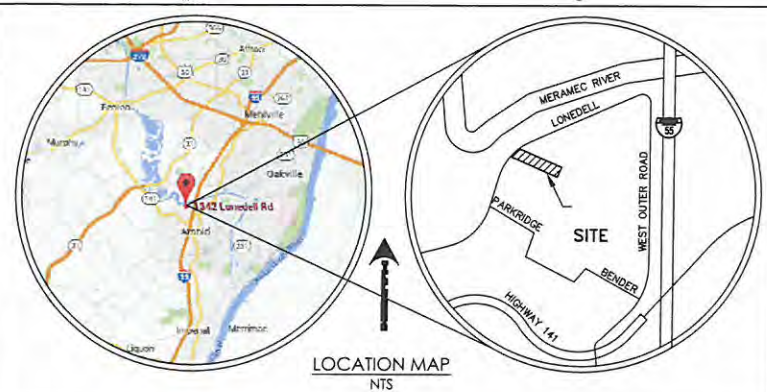


130 65 0 130 Feet



### Legend

 Arnold\_Parcels



# C.C. DILLON COMPANY

## PROPOSED ACCESSORY STRUCTURE

LOT 1 OF KNAPP ACRES PLAT TWO LOCATED IN LOT 28 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ARNOLD JEFFERSON COUNTY, MISSOURI 63010

**PERTINENT DATA**

TOTAL AREA OF TRACT: 2.38 AC  
 LOCATOR NUMBER: 014.019.01002019  
 SITE ADDRESS: 1342 LONEDELL ROAD  
 ZIP CODE: 63010  
 WUNNENBERG: EE6-15  
 FIRE DISTRICT: ROCK COMMUNITY FIRE PROTECTION  
 MUNICIPALITY: ARNOLD  
 SEWER DISTRICT: CITY OF ARNOLD  
 RECORD OWNERS OF TRACT: 1342 LONEDELL LLC  
 ZONING: M-1  
 COUNCIL DISTRICT: DISTRICT 2  
 SCHOOL DISTRICT: LONEDELL R-XIV

**NARRATIVE**

THE PROPERTY OWNER, C.C. DILLON COMPANY, HAS HAD THEIR OFFICE(S) ON LONEDELL DRIVE IN THE CITY OF ARNOLD FOR MANY YEARS. THEY ALSO OPERATE ZINGER'S MART / FUEL CENTER AT 1502 JEFFCO BLVD IN ARNOLD. AS PART OF THEIR BUSINESS THEY SELL HIGH PERFORMANCE FUELS FOR RACE CARS. TO PROMOTE THEIR PRODUCT THEY HAVE RECENTLY PURCHASED A TRAILER THEY WILL TAKE TO VARIOUS RACING EVENTS. THEY WISH TO PROVIDE AN ENCLOSURE FOR THE PICKUP TRUCK AND TRAILER TO KEEP IT OUT OF THE WEATHER AND LOOKING NICE. THE PROPOSED ENCLOSURE WILL BE LOCATED NEAR THE CENTER OF THE PROPERTY ON EXISTING AGGREGATE-SURFACED AREA BEHIND THEIR OFFICE BUILDING. THE 20' X 60' PRE-ENGINEERED BUILDING WILL HAVE TWO (2) 14'X14' OVERHEAD DOORS, ONE ON EITHER END OF THE BUILDING, AND SIT ATOP A CONCRETE SLAB. THE HEIGHT OF THE BUILDING WILL BE AS REQUIRED FOR THE DOORS. THE ROOF AND SIDING WILL BE PRE-FINISHED METAL PANELS.



ITEM	EXISTING	PROPOSED	COMMENTS
SITE AREA	AC 2.38		
	SF 103,540		
BUILDINGS	SF 2411	3611	GROUND FLOOR AREA
F.A.R.	0.02	0.03	
PAVED SURFACES	SF 14514	14814	
SITE COVERAGE	% 16%	18%	INCLUDES BUILDINGS AND PAVEMENT
DISTURBED AREA	AC 0.03	1200	
	SF		

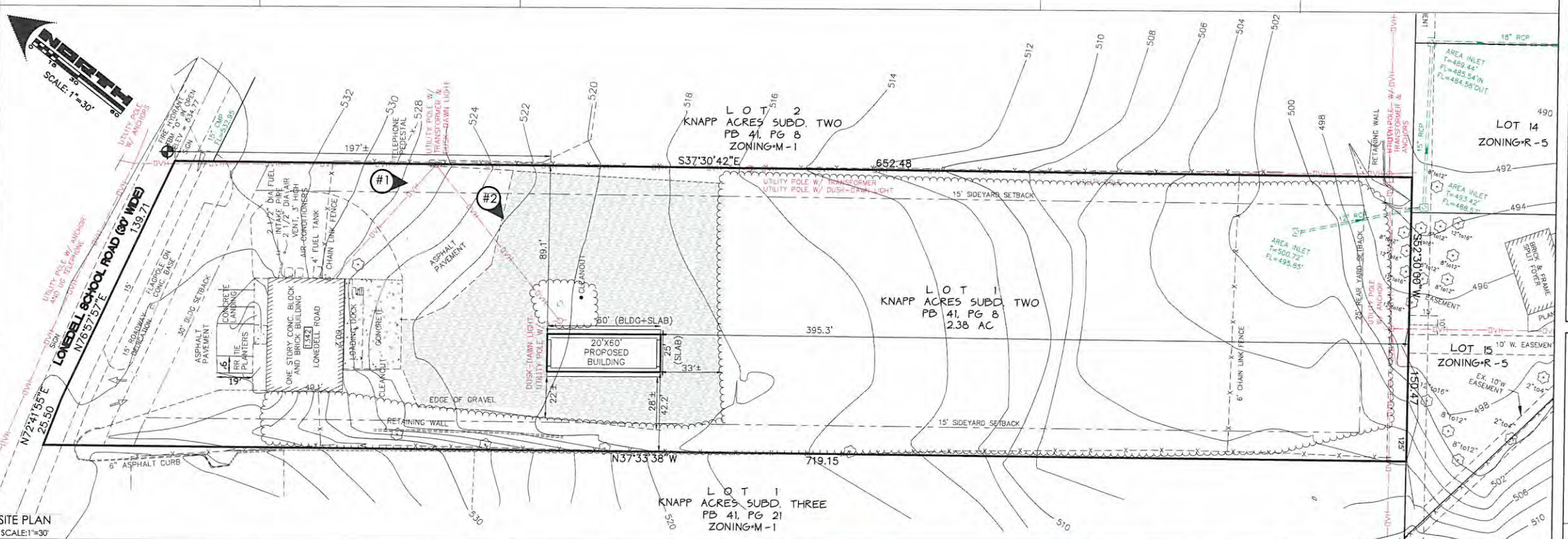
**DIFFERENTIAL RUNOFF**

25' X 60' BLDG + SLAB = 1500SF = 0.03AC  
 EXISTING PI (RUNOFF) = 3.15 CFS/AC (COMPACTED AGGREGATE)  
 PROPOSED PI (RUNOFF) = 3.54 CFS/AC (ROOF+CONCRETE PAVING)  
 DIFFERENTIAL RUNOFF = (3.54-3.15) X 0.03 AC = 0.13 CFS

**DISCLAIMER**

THE USER OF THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN IS LIMITED TO ONLY THOSE AREAS OF GRADING, SEWER, WATER, AND ELECTRICAL SYSTEMS SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED TO THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTENCE OF ANY UTILITIES OR STRUCTURES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- UTILITIES/SERVICE PROVIDERS**
- PUBLIC WATER SUPPLY DISTRICT NO. 1: 1801 CHOUTEAU AVE, ST LOUIS, MO 63012. T: (636) 748-2400. F: (636) 742-3173. ADMINSTRATOR@PWS01.COM
  - CITY OF ARNOLD PUBLIC WORKS: MARK MIGNECO, 2900 ARNOLD TENBROOK, FENTON, MISSOURI 63026. T: (636) 282-2386. WWW.ARNOLDMO.ORG
  - ROCK COMMUNITY FIRE PROTECTION: 3749 TELEGRAPH RD, ARNOLD, MO 63010. T: (636) 296-2211. WWW.ROCKFIREPROTECTION.ORG
  - CHARTER COMMUNICATIONS: 941 CHARTER COMMONS DRIVE, TOWN AND COUNTRY, MO 63017. T: (636) 220-2174. WWW.CHARTER.COM
  - AMEREN MISSOURI: 1801 CHOUTEAU AVE, ST LOUIS, MO 63012. T: (314) 621-3222. AMEREN.COM
  - AMERENUE CONSTRUCTION: T: 1-866-992-4619. F: 1-888-738-6620. E: CONSTRUCTION@HOTLINE.AMEREN.COM
  - LACLEDE GAS COMPANY: 720 OLIVE STREET, ST LOUIS, MISSOURI 63011. T: (314) 342-6500. BUSINESS DEVELOPMENT DEPARTMENT NEW CONSTRUCTION. T: (314) 342-0665. MARKETING - COMMERCIAL@LACLEDEGAS.COM
  - AT&T TELEPHONE COMPANY: JIM LASHLEY, MANAGER C&P PLANNING & ENGR. DESIGN CONSTRUCTION & ENGINEERING - SW, SOUTHWESTERN BELL TELEPHONE CO, 57431-1853 OFFICE, 314-484-1139 (CELL), 222 W MAIN, PARK HILLS, MO 63001.



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**BEFORE YOU DIG - DRILL - BLAST**  
 1-800-344-7483 (TOLL FREE)  
 MISSOURI ONE CALL SYSTEM, INC.



RESERVED FOR AGENCY REVIEW

**RECEIVED**  
 AUG - 7 2015

By \_\_\_\_\_

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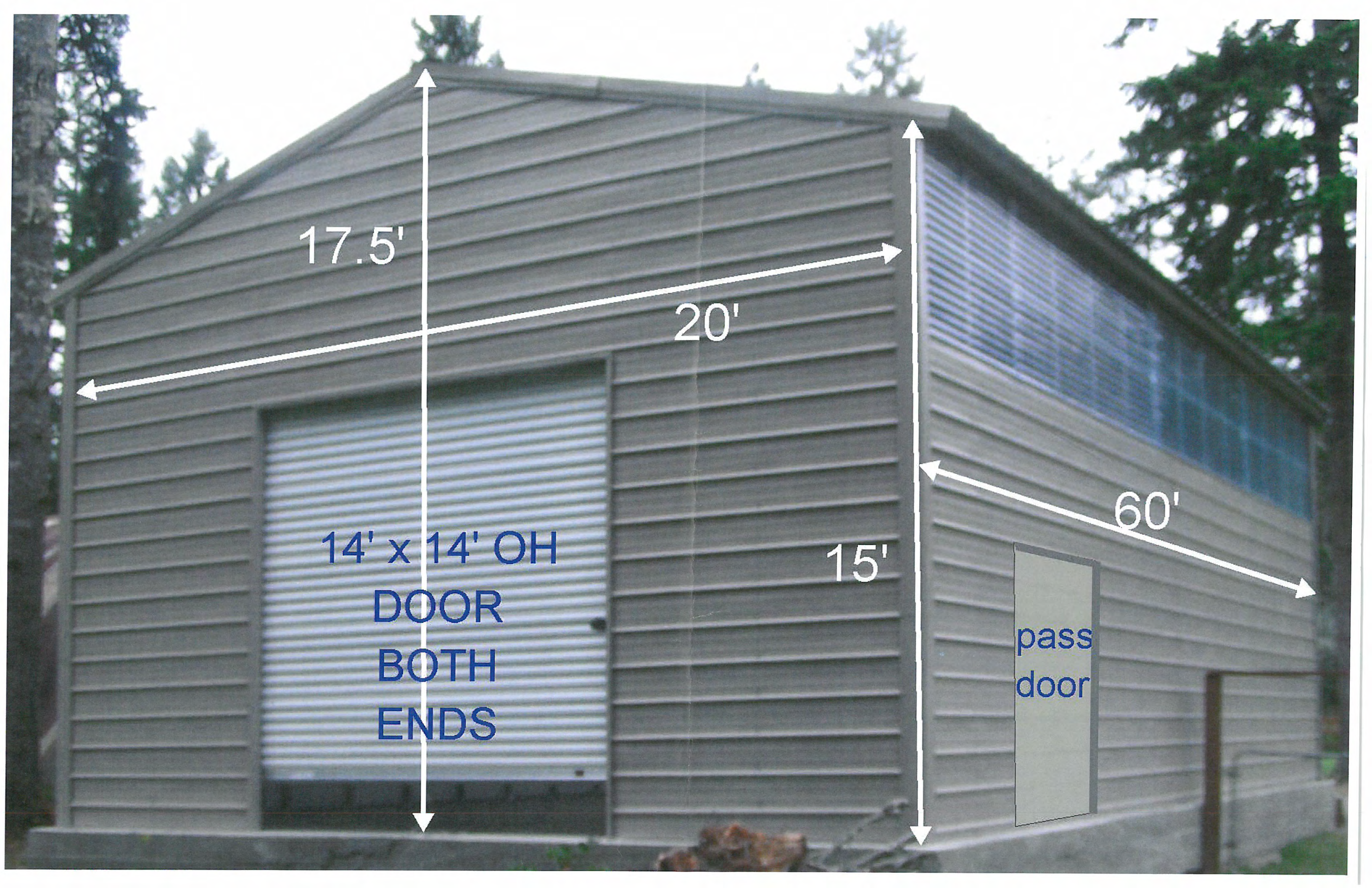
Date: 8/7/2015  
 Field Work: Field Checked: DW  
 Drawn By: GS,PC C.S.O.: DW  
 Checked By: DW  
 Project Number: 98082  
 Sheet Number: **SP-1**  
 M&D BASEMAP:

**C.C. DILLON COMPANY**  
 City of Arnold, Jefferson County, MO  
**Site Plan**

Prepared By: **wind**  
 1225 N. Kirkwood Road, Arnold, MO 63012  
 Tel: 636-296-2700, Fax: 314-865-7892, Email: wind@windengr.com, C.O.A. #E-1607-D

J:\msword\1998\98082-PRO.dwg, 8/7/2015 8:25:00 AM

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17.5'

20'

14' x 14' OH  
DOOR  
BOTH  
ENDS

15'

60'

pass  
door