

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2017-22: PRELIMINARY PLAT (REVISED) FOR THE ENCLAVE AT STRAWBERRY RIDGE: Mr. Sutton read the staff report.

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 10 voting members present.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the November 14, 2017 meeting as presented.

Ted Brandt commented that the roll call shows he was excused but he arrived late.

Jeff Campbell amended his motion to show that Ted Brandt was present at the November 14, 2017 meeting. Second by Tony Sofia. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2017-22: PRELIMINARY PLAT (REVISED) FOR THE ENCLAVE AT STRAWBERRY RIDGE: Jacob Mirowitz, Mirowitz Real Estate, 11500 Olive Blvd., Ste. 240, St. Louis, MO, addressed the revisions to the preliminary plat. They went from 16 units down to 13; 1 small retaining wall; working with existing utilities and preserving over 85% of the trees.

Del Williams questioned if a cul-de-sac could be put in.

Motion by Jeff Campbell to approve 2017-22, revised Preliminary Plat for The Enclave at Strawberry Ridge with the six (6) conditions:

1. Approval of this preliminary plat supersedes and voids the approved 2017-08, preliminary plat for the Enclave at Strawberry Ridge.
2. The plan shows retaining walls. To clarify ALL retaining walls require an easement or be located in common ground and maintenance agreement provided for or indicated in the indentures.
3. Condo Indentures must provide for legal review prior to record plat.
4. The landscaping plan, trees and plant species must conform to city regulations and the developer can work with staff in regard to the specific planning and location.
5. All Jefferson County grading easements, land disturbance approvals for the offsite land, as well as MoDNR permits, are needed prior to issuance of the City of Arnold Grading and Erosion Control permit.
6. Sanitary sewer and utilities permits, if any, are separate from this approval.

Second by Del Williams.

Andrew Sutton encouraged them to use a tire wash out station while construction is going on. Mr. Sutton questioned to location of the monument.

Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 10 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden: Wished everyone a Merry Christmas.

Derrick Redhead: No report.

Christie Hull-Bettale: No report.

10. OLD BUSINESS/COMMISSIONERS REPORT: Ted Brandt noticed that Sessions is receiving shipments.

Tony Sofia asked that everyone continue to keep Officer O'Connor in their prayers.

Chris Ford commented that the donations for Officer O'Connor are very encouraging.

11. ADJOURNMENT: Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary



