

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.

2016-18: MINOR RECORD PLAT AND VARIANCE REQUEST, 2162 FRANCIS DRIVE: Mr. Sutton read the staff report.

Patricia Joannes, 2178 Francis Dr., objects to the smaller lots; private street; traffic congestion.

2016-20: CONDITIONAL USE PERMIT FOR ASPEN DENTAL AT 1200 BIG BILL ROAD: Mary Holden commented that due to the public hearing sign not being erected in the required time frame, the conditional use permit cannot be acted on tonight.

Mr. Sutton read the staff report.

There being no further questions or comments, the public hearing adjourned at 7:07 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:07 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, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused), Derrick Redhead and Bob Sweeney (excused). 10 voting members present.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as amended by moving items 9 and 10 after item 7. Second by Brian McArthur. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the November 8, 2016 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2016-18: MINOR RECORD PLAT AND VARIANCE REQUEST, 2162 FRANCIS DR.: Bandev Nawaz, 2162 Francis Drive, wants efficient use of the lot. Good opportunity to rehab neighborhood.

Del Williams commented that at the last review, the lot was not the right size for the subdivision.

Mary Holden stated that the variance is for lot frontage not the lot size.

Brian McArthur commented that although the lot meets the square footage, it will not match in size with the rest of the lots due to the lot width. Does not feel this is a hardship.

Jeff Campbell feels subdividing would make this a standalone oddity in the neighborhood.

Motion by Del Williams to approve 2016-18, Minor Record Plat and Variance Request, 2162 Francis Dr. with the three (3) conditions:

1. Subdivision of land requires sidewalk along the frontage or contribution in lieu of construction of these sidewalks.
2. The power to a future residence is undergrounded.
3. The variance is granted based on the following finding: The variance will not in any manner vary the provisions of the zoning ordinance, Comprehensive Plan, or major street plan.

Second by Alan Bess. Roll call vote: Del Williams, yes; John Tucker, no; Anthony Sofia, yes; Brian McArthur, no; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, no; Jeff Campbell, no; Andrew Sutton, yes; Todd Teuscher, yes. 6 yeas, 4 nays – ***Motion Approved.***

9a. 2016-19: COMMERCIAL SITE PLAN, 1200 BIG BILL ROAD: Mark Doering, Doering Engineering introduced the owner of the property, Dan Jones.

Dan Jones, 3822 Baeumner, wants to improve site at the entrance to the City.

Mark Doering presented the Aspen Dental Site Plan; a new 3,500 square foot dental clinic on the former site of Dirt Cheap.

Jeff Campbell asked how storm water will be handled.

Mark Doering stated that because they are reducing the amount of paved area and the site is under one acre of disturbance, water quality will not be provided. He then explained the plan that all the storm water will go to the inlet.

Brian McArthur likes the plan and thinks it will be a beautiful building.

Todd Teuscher recommended that they have the landscaping done professionally and gave some suggestions.

Motion by Jeff Campbell to approve 2016-19, Commercial Site Plan for Aspen Dental and 1200 Big Bill Road with the six (6) conditions:

1. Remove the red sunset maple from the site distance triangle on the south side of the entrance.
2. Provide a marked pedestrian way across the access drives.
3. Waste receptacle screening materials will need to match the main building.
4. All off site easements for grading will need to be in place before permits issued.
5. Provide detail on the exterior building and site lights. The plans indicate the poles will be no higher than 20 feet. The detail needs to be provided for both and approved in conjunction with the building permit.
6. A variance is granted to the 15-foot parking stall setback, the required 15% open space and the mixture of species.

Second by Brian McArthur. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, abstain; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 1 abstention – ***Motion Approved.***

10a. 2016-20: CONDITIONAL USE PERMIT, ASPEN DENTAL, 1200 BIG BILL ROAD: Andrew Sutton reminded everyone that they are only providing direction, not voting on this tonight.

No comments or concerns from the Commissioners.

8a. 2016-14: CONTINUATION OF REVIEW, PLANNED RESIDENTIAL DEVELOPMENT, PRELIMINARY DEVELOPMENT PLAN FOR THEOTT PROPERTY AT LONEDELL AND POMME ROADS: Tom Cummings, of Payne Family Homes presented their changes to this development. Those include:

- Reduced the number of lots to 144 from 159; however, lot sizes remain the same.
- Revised Tomahawk alignment and shortened Ameren need for subdivision street use.
- 500 foot plus retaining wall eliminated along with a few others.
- Widened Street A from Pomme Road to lot 3.
- Tree preservation has been increased 40% to meet and exceed ordinance requirements.

Brian McArthur asked if the pavement at the entry will need to be thickened to accommodate Ameren trucks.

Tom Cummings stated that yes it would be upgraded.

John Tucker questioned how they went from 159 lots to 144 when the only change in density is the 25ft. setbacks instead of 20ft.

Tom Cummings stated that the lot sizes have not changed; they eliminated a cul-de-sac.

Ted Brandt asked where the construction trucks will enter the development.

Tom Cummings stated that they haven't made the final decision yet on how they are going to phase this site.

Jeff Campbell asked if lot 77 could become at least 6,000 sf.

Gene Fribis stated that they have already done that.

Brian McArthur asked if there is any way to use Ameren's easement to get the construction trucks in and out instead of using Lonedell.

Tom Cummings stated they will certainly take that under consideration; however, the construction will likely start on the north end but they don't know the timing of the second phase; therefore, they wouldn't want the only construction entrance to come off a substandard intersection. Although it will put more traffic on Pomme and Lonedell, he feels it would be safer.

Todd Teuscher concerned there isn't much landscape and would like to see more. In order to provide some type of shade cover and some type of character he suggested adding one large tree and one small tree in each front yard and adding 3 to 4 trees in each back yard. He also would like the contractor to put in all matching mail boxes.

Tom Cummings commented that they have already agreed to one tree per home in addition to their standard landscape package which the customer has the option to upgrade. He also stated in reference to the rear yard trees, that quite a few of the backyards will be backing up to trees already. He feels with what they are proposing; this development will have a lot of character.

Motion by Del Williams to approve 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads with the findings and 15 conditions:

1. Tree Preservation information must be provided and approved before any grading permits are issued for the site.
2. Annexation is completed prior to any permits issued.

Technical Conditions:

3. Add ownership and maintenance of the storm water facilities and retaining walls to the indentures as common ground and maintained by the HOA.
4. Clearly label the retaining wall easements for the retaining walls to include the footings, foundations, etc.
5. Clarify the location and associated site disturbance for the sewer line extension on site.
6. Prior to any permits being issued, executed off site easements must be submitted to our department.
7. Show all existing easements on the property.
8. AmerenMO approval is required for all work in their easement and a copy of such approval must be forwarded to the City of Arnold before permits are issued for site grading. Access to their substation must be kept open at all times.
9. Approval for the Tomahawk realignment is required from Jefferson County and such approval forwarded to the City of Arnold.
10. Strongly recommend a tornado siren be installed within the development.
11. Verify mail delivery to individual lots and if not provide a space for community mailboxes.
12. South Lot 77 (south of Ameren easement) is only 5,859 square feet. Revise to 6,000 square feet minimum as indicated in the zoning document.
13. South Lot 8 is in the Ameren easement. Remove this lot and all lots from the Ameren easement.
14. Any offset storm structures, flared ends, pipes, rip rap etc. must have permanent easements for use and maintenance. Any storm water discharge pipe should daylight at location of the rear set back, stated as 20' and not any closer than that to property lines.
15. Phasing has been indicated but a schedule has not been developed yet. Our comment is that any phasing must have access off Pomme Road since the alternative would require emergency services, including our police, to drive out of the City of Arnold to access the property.

Second by Ted Brandt. 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, no; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 1 nay – **Motion Approved.**

STAFF REPORT: Reported that the United States Postal Service will no longer due individual deliveries. Merry Christmas/Happy New Year.

OLD BUSINESS/COMMISSIONERS REPORT: Brian McArthur would like to set the minimum lot size at 8,000 s.f. for PRD's.

Mary stated she will schedule that for a discussion.

Jeff Campbell stated that in talking to 20 to 30 people, they all want to keep large lots.

Del Williams feels higher density is the trend with the younger people.

ADJOURNMENT: Meeting adjourned at 8:08 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Todd Teuscher', written in a cursive style.

Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 12/13/2016							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 8:08 P.M.							
	ROLL CALL	2016-18 - APPROVED	2016-19 - APPROVED	2016-14 - APPROVED			
DEL WILLIAMS	P	Y	Y	Y			
JOHN TUCKER	P	N	Y	Y			
ANTHONY SOFIA	P	Y	ABSTAIN	Y			
BRIAN MCARTHUR	P	N	Y	Y			
ALAN BESS	P	Y	Y	Y			
TED BRANDT	P	Y	Y	Y			
FRANK KUTILEK	P	N	Y	Y			
JEFF CAMPBELL	P	N	Y	N			
ANDREW SUTTON	P	Y	Y	Y			
TODD TEUSCHER	P	Y	Y	Y			
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	EXCUSED	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	EXCUSED	NO VOTE					