

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

DECEMBER 10, 2013 / 7:00 P.M.

MINUTES

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.

2013-28: MERCY/JEFFERSON MEMORIAL CLINIC, 1237 WATER TOWER PLACE, CONDITIONAL USE PERMIT: Brian McArthur read the staff report.

No public comment.

2013-29: OREAD DEVELOPMENT, CHIROPRACTIC CLINIC, RICHARDSON CROSSING, OUT LOT 1C (ALONG ST. JOHN'S CHURCH RD.): Brian McArthur read the staff report.

No public comment.

There being no 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 Chairman Brian McArthur at 7:07 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, Mary Holden, Christie Hull-Bettale and Bob Sweeney. 9 voting members present.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the November 12, 2013 meeting as presented. Second by Jason Fulbright. Voice Vote – ***Unanimously Approved.***

QUESTIONS FROM THE FLOOR: None

7a. 2013-28: MERCY/JEFFERSON MEMORIAL CLINIC, 1237 WATER TOWER PLACE, CONDITIONAL USE PERMIT: Andrew Sutton commented for the record that he would abstain as he works for a competing healthcare firm.

Jeff Campbell asked if the ADA parking would be expanded.

Glenn Gunther with CBRE, Inc., stated they would not unless Mercy needs to add some.

Brian McArthur asked if it is common parking for the center. Mr. Gunther stated that it is common.

Mary Holden commented that there are some existing handicap spaces.

Del Williams questioned if this space is set up to accommodate a certain number of people.

Joyce, representative for Mercy, stated that there will be three exam rooms per provider and there will be two primary providers. They will be adding another one in 2015.

Motion by Del Williams to approve 2013-28, Mercy/Jefferson Memorial Clinic, 1237 Water Tower Place Conditional Use Permit based on the findings. Second by Jason Fulbright. 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, abstain; Todd Teuscher, yes. 8 yeas, 1 abstention – ***Motion Approved.***

7b. 2013-29: OREAD DEVELOPMENT, CHIROPRACTIC CLINIC, RICHARDSON CROSSING, OUT LOT 1C (ALONG ST. JOHN'S CHURCH RD.): Todd Teuscher asked some questions concerning the landscape and gave some suggestions.

Jason Mayfield representing the developer stated that the landscape will be revised.

Motion by Jeff Campbell to approve 2013-29, Oread Development, Chiropractic Clinic, Richardson Crossing, Out Lot 1C with the twelve (12) conditions:

1. Provide two light pole specifications. Max height of 20 feet.
2. Clarify/dimension the building set back from the front property line. A 20' set back is acceptable as long as the parking is set apart 6' from the and behind the building.
3. Show all existing plant material and how they are to be protected during construction. These cannot be taken out since they were part of the overall development approval.
4. Provide calculation for proposed landscape plant material (based on parking spaces provided and lineal frontage of building).
5. Below is from our Zoning Code. Please review the landscape plan and adjust placement.

- Seventy-five (75) per cent of the trees must be placed within the parking area or surrounding the parking area. All parking spaces shall be within sixty (60) feet of a deciduous canopy tree.
 - Landscape plant material should be installed in clusters, to create a substantial form of landscaping.
 - Automatic irrigation is required for all landscape plant material areas.
 - All landscape plant material that dies will be replaced promptly. Consideration may be given to the time of year and in that case an escrow for the replacement amount will be provided to the City of Arnold to insure replacement happens.
 - All other areas not planted shall be covered with native grasses, a drought resistant grass or sod that provides full coverage.
 - The Leadership in Energy and Environmental Design (L.E.E.D.) Certified landscape provision of no irrigation or use of potable water will be allowed as a replacement of item d) above.
6. Provide size of landscape plant material. Minimums are 3" for deciduous, 6 feet for conifers and 5 gallon for shrubs.
 7. Provide an internal pedestrian crosswalk and connection to public sidewalk if possible.
 8. Indicated exterior building light fixture locations.
 9. Provide specs on the exterior building light fixture. Bare bulb, flood lights, wall packs, etc are not allowed.
 10. The AmerenUE easement is addressed.
 11. The Board of Adjustment approves the parking variance.
 12. The response letter is incorporated as part of this approval and assurance made in the letter.

Second by Ralph Sippel. 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; Todd Teuscher, yes. 9 yeas, 0 nays – ***Motion Approved.***

8a. 2013-30: COMMERCIAL SITE PLAN, METAL CONTAINER CORPORATION, 42 TENBROOK INDUSTRIAL, ADDITION TO EXISTING FACILITY: Motion by Jeff Campbell to approve 2013-30, Metal Container Corporation, Building Expansion, 42 Tenbrook Industrial Park with the two (2) conditions:

1. Provide a copy of any resolution between MCC and Ameren UE regarding the power lines.
2. A copy of the responses to our comments is made part of this approval and attached.

Second by Ralph Sippel. 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; Todd Teuscher, yes. 9 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden reported that Dan Bish tendered his resignation. He has taken a position in Ferguson and we wish him well. Merry Christmas and Happy New Year!

OLD BUSINESS: None

COMMISSIONERS REPORT: Andrew Sutton commented that while walking the trail along the Meramec on the county side (west of the bridge on 55/Lonedell) looking across to the Arnold side there is a bunch of trash up on the hill (refrigerators, freezers, etc). Andrew asked if this is city property. Andrew also asked the possibility of having a trail on the Arnold side.

Bob Sweeney stated we have the Greenway Plan but it is an unfunded project.

Ted Brandt commented that Roy Wilde is home doing better.

Brian McArthur announced that he will be signing up to run for Ward 2 Councilman.

ADJOURNMENT: Meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary