

**AGENDA**

**PUBLIC HEARING**

No public hearings

**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) Regular Meeting November 9, 2010
6. Questions from the floor
7. Commercial Site Plan
  - a) 2010-22, 1331 Jeffco Blvd., New building and façade improvements to existing building
8. Conditional Use Permit
  - a) CONTINUED FROM THE NOVEMBER 9, 2010 MEETING - 2010-23, 1595 Archer, Oasis Church, revised location of one modular building
9. Staff Report
  - a) Update on Comprehensive Plan
10. Old Business
11. Commissioners Report
12. Adjournment

**HAPPY HOLIDAYS AND A SAFE AND PROSPEROUS NEW YEAR**

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

DECEMBER 14, 2010 / 7:00 P.M.

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MINUTES

**NO TAPE RECORDING**

**PUBLIC HEARING**

No public hearings

**REGULAR MEETING**

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

**ROLL CALL OF COMMISSIONERS:** Del Williams, Jeff Fitter (excused), Bryan Wucher, Brian McArthur, Roy Wildé, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang, Todd Teuscher, Mary Holden, Christie Hull-Bettale. 9 voting members present – 1 excused.

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

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the November 9, 2010 meeting with one spelling correction. Second by Todd Teuscher. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** Tom Kreyling, 1588 Kingsway, gave his thoughts on where a good location would be for the modular building for Oasis Church.

**7a. COMMERCIAL SITE PLAN: 2010-22, 1331 JEFFCO BLVD., NEW BUILDING AND FAÇADE IMPROVEMENTS TO EXISTING BUILDING:** Presentation by Gene Fribis, Fribis Engineering.

Discussion covered storm water runoff; landscaping; existing building; failing foundation wall; sidewalk; parking; access isle.

Motion by Jeff Campbell to approve 2010-22, 1331 Jeffco Blvd., new building and façade improvements to existing building with the eight (8) revised conditions:

1. The façade improvements must be completed before a certificate of occupancy is issued for the new building.
2. The maximum site coverage for a building of two stories (this is two stories) is 20%. It appears they are over by .79%. Unless they can shave off that

percentage, technically, they will need a Board of Adjustment approval for a variance to exceed by .79%.

3. Show diagram for turning radius for both garage and loading locations.
4. Landscaped open space for 15% of the site is required. Minimal is shown. Provide or received a variance from the Board of Adjustment
5. Since the site is nearly all paved, detention may not be required. Civil plan should show the increase storm water runoff calculation based on pre and post development to determine such.
6. Grading, erosion siltation control plan is not provided at this time. Grading permit will be required subsequent to Planning Commission.
7. A storm water easement for pipe connection and temporary construction easement for retaining wall is required from the neighboring property. Tower investments owner is responsible to acquire these easements and provide copies prior to construction.
8. Verify that the storm water calculations for the Walmart detention basin included the site in question as a 100% impervious site in their calculations. If not the developer would have to provide stormwater detention for the ENTIRE site.

Second by Del Williams. Roll call vote: Del Williams, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Cricky Lang, yes; Todd Teuscher, yes. 9 yes, 0 nays – *Approved*.

**8a. CONTINUED FROM THE NOVEMBER 9, 2010 MEETING – 2010-23, 1595  
ARCHER, OASIS CHURCH, REVISED LOCATION OF ONE MODULAR BUILDING:**  
Pastor Costello explained that there was a miscommunication and withdrew the request for the new location.

Planning Commission agreed to give them 60 days to move the modular building to the original approved location.

No action needed since Pastor Costello withdrew the request.

**STAFF REPORT:** Mary Holden gave a brief overview of the first open house for the Comprehensive Plan Update.

Councilman Bill Moritz explained his reason for making a motion to change the square footage requirement for single-family homes.

**OLD BUSINESS:** Frank Kutilek asked the status of Foxwood Estates – they have been cited into court, which will be in early February.

Todd Teuscher commented the geo grid is not showing on the smoke shop wall. He also asked that we monitor the wall that was not repaired.

Jeff Campbell asked the status of the landscape business behind Hickory Manor – tree buffer is in.

**COMMISSIONERS REPORT:** Brian McArthur commented he is impressed with the comprehensive plan meetings and the consultants.

Cricky Lang commented on the number of green dots that were placed on the large lot choice at the open house.

Ted Brandt asked if people could park on the streets that are closed off on lower Tenbrook where the pump station is in order to fish.

**ADJOURNMENT:** Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary

