

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.

2015-23: REZONING FOR ARNOLD FOOD PANTRY, C-4 PLANNED DEVELOPMENT FOR 2024 AND 2048 KEY WEST: Mr. Sutton read the staff report.

No comments.

2015-25: REZONING FOR METAL CONTAINER CORPORATION, 42 TENBROOK INDUSTRIAL COURT, REZONING A SMALL PORTION OF R-4 TO M-2 TO MATCH REST OF PROPERTY: Mr. Sutton read the staff report.

John Abbot, 1040 Southcrest, voiced his concern with the noise and retention pond.

Richard Wiethop, 1031 Southcrest, agrees with Mr. Abbot. The noise, lighting levels and water issues.

There being no questions or comments, the public hearing adjourned at 7:10 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Randy Hoselton, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale (excused), Derrick Redhead and Bob Sweeney. 9 voting members present, 1 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Brian McArthur to approve the agenda as presented. Second by Randy Hoselton. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the October 27, 2015 meeting as presented. Second by Brian McArthur. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2015-23: REZONING FOR ARNOLD FOOD PANTRY, C-4 PLANNED DEVELOPMENT FOR 2024 AND 2048 KEY WEST: Ralph Sippel questioned why this was needed now since the buildings have been there for years.

Mary Holden explained that C-4 zoning needs to have a development plan and this location did not have one from years ago; therefore since the Food Pantry just bought the building, they are cleaning up the records.

Motion by Randy Hoselton to approve 2015-23, rezoning for Arnold Food Pantry, C-4 Planned Development for 2024 and 2048 Key West based on the four (4) findings:

1. The two properties have been zoned C-4 Planned Commercial for some time and have operated as commercial ventures with no detrimental effect on surrounding properties. This amendment brings the existing and future uses of the two properties into conformance with our City codes.
2. While this is not a change in the zoning classification, a new development plan is warranted to allow for the Arnold Food Pantry and associated uses identified.
3. Our Comprehensive Plan indicates this area as a commercial node.
4. Approving the C-4 development plan is in the best interest and welfare of the City of Arnold since the Arnold Food Pantry provides a valuable service to our residents within and outside the City limits.

Second by Del Williams.

Bob Sweeney stated for the record that he is a member of the Arnold Food Pantry Board and has not participated in this process.

Roll call vote: Del Williams, yes; John Tucker, yes; Randy Hoselton, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 9 yeas, 0 nays – *Motion Approved.*

7b. 2015-25: REZONING FOR METAL CONTAINER CORPORATION, 42 TENBROOK INDUSTRIAL COURT, REZONING A SMALL PORTION OF R-4 TO M-2 TO MATCH REST OF PROPERTY: John Tucker asked if this was another error.

Mary Holden clarified the issue and error with this property and others that started back in 1977. These issues are coming forward due to some excellent due diligence that Derrick Redhead has been doing since we ratified the zoning map.

Brian McArthur noted that when this was changed, the owner did not request the change. Metal Container should not be responsible. Brian also commented that the issues raised by the residents regarding the current construction, should not impact the rezoning.

Del Williams agreed that the resident's concerns should not impact the rezoning.

Mary Holden stated she would look into the resident's concerns.

Motion by Randy Hoselton to approve 2015-25, Rezoning for Metal Container Corporation, 42 Tenbrook Industrial Court, rezoning a small portion of R-4 to M-2 to match rest of property based on the five (5) findings:

1. The extension of the M-2 Industrial will not be detrimental since the bulk of the lot is zoned M-2 Industrial with no negative effect on adjacent properties. The rezoning is necessary to create one zone district on a single lot.
2. There has been change to our codes to warrant the rezoning.
3. At the time it was not a mistake, however; it is not recommended to have dual zoning on one lot for the purpose of establishing buffers.
4. This zone change reflects the Land Use in the Comprehensive Plan.
5. The rezoning is in the best interest of the City to eliminate confusion for the owner, nearby residents and the City.

Second by Del Williams.

Poll taken to allow a resident to speak – all agreed.

Patricia Vandiver, 1055 Southcrest, voiced her concern about future expansion.

Del Williams explained that MCC already owns the property and can build on it regardless if the rezoning is passed.

Bob Sweeney explained this is merely a clerical issue from 1977 they are fixing tonight.

Roll call vote: Del Williams, yes; John Tucker, yes; Randy Hoselton, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 9 yeas, 0 nays – *Motion Approved.*

STAFF REPORT: Derrick Redhead briefly explained the system and how he is identifying these errors on the zoning map.

OLD BUSINESS: None

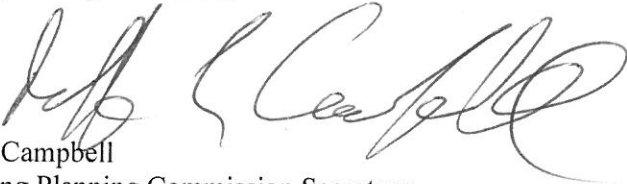
COMMISSIONERS REPORT: Ralph Sippel stated that this would be his last meeting. He is moving out of Arnold.

Everyone thanked Ralph for his service and wished one another a Merry Christmas and Happy New Year.

Ted Brandt will not be at next meeting.

ADJOURNMENT: Meeting adjourned at 7:39 p.m.

Respectfully Submitted,

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

Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

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|----------------------------|------------------|---------------------------|---------------------------|--|--|--|--|
| DATE: 12/8/2015 | | | | | | | |
| CALLED TO ORDER: 7:00 P.M. | | | | | | | |
| ADJOURNMENT: 7:39 P.M. | | | | | | | |
| | ROLL CALL | 2015-23 - APPROVED | 2015-25 - APPROVED | | | | |
| DEL WILLIAMS | P | Y | Y | | | | |
| JOHN TUCKER | P | Y | Y | | | | |
| RANDY HOSELTON | P | Y | Y | | | | |
| BRIAN MCARTHUR | P | Y | Y | | | | |
| RALPH SIPPEL | P | Y | Y | | | | |
| TED BRANDT | P | Y | Y | | | | |
| FRANK KUTILEK | P | Y | Y | | | | |
| JEFF CAMPBELL | P | Y | Y | | | | |
| ANDREW SUTTON | P | Y | Y | | | | |
| TODD TEUSCHER | EXCUSED | | | | | | |
| MARY HOLDEN | P | NO VOTE | | | | | |
| CHRISTIE HULL-BETTALÉ | EXCUSED | NO VOTE | | | | | |
| DERRICK REDHEAD | P | NO VOTE | | | | | |
| ROBERT SWEENEY | P | NO VOTE | | | | | |
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