



## PLANNING COMMISSION MEETING CONDUCTED VIRTUALLY DECEMBER 8, 2020

### MINUTES

*Due to Federal, state, county, and municipal emergency orders related to the coronavirus (COVID-19) pandemic, this meeting was conducted virtually in compliance with applicable regulations.*

#### REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Phillip Hogan, Jeff Campbell, Del Williams, Brian McArthur, Alan Bess, Steve Buss, Andrew Sutton. **STAFF PRESENT:** David Bookless (Community Development Director), Christie Hull-Bettale (Planner), Sarah Turner (Planner), Robert Sweeney (City Attorney).
3. **APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the November 10, 2020 meeting. Second by Del Williams. *Voice vote:* Approved 7-0.
4. **PUBLIC HEARINGS:**
  - a. **PC-2020-24 Building and Site Design Standards:** Public hearing was continued from the November 10, 2020 meeting. Mr. Bookless summarized the discussion from the previous meeting and asked for any comments, questions, how to proceed, and requested that the Commission keep the hearing open to a future meeting. Sutton commented that this project has vital importance to Arnold as it will have lasting effects on the City's character. He stressed that the Commission need not rush their discussions and should take as much time as necessary. He asked Bookless if the Commission could first consider "barndominiums" before moving on to other design standards. Bookless agreed and offered to that the Commission could address each use separately, first barndominiums and then commercial development, industrial development, multifamily, and so on. Sutton agreed with that approach and said that each topic could take multiple meetings if necessary, to which Bookless agreed. The Commission expressed consensus on the approach. Motion by Campbell to keep the public hearing open. Second by Williams. *Voice Vote – Unanimously approved (7-0).*
  - b. **PC-2020-26 Payne Family Homes Record Plat:** Motion by Campbell to open the public hearing. Second by Williams. *Voice Vote – Unanimously approved (7-0).* Ms. Hull-Bettale presented the Staff Report. Hull-Bettale concluded her presentation by recommending favorable consideration of the conditional use permit subject to conditions contained in the report. The applicant's representative, project engineer Gene Fribis, of Heneghan & Associates, introduced himself, indicated that Payne Family Homes is in agreement with the conditions, and offered to answer any questions. Mr. McArthur asked about whether Ameren easements have been resolved. Mr. Fribis stated that utility and grading easements have been agreed to and that access easement are provided. Arnold resident Cathy Zielinski (2027 Henley Woods Dr) asked about mud being tracked on the streets, when the secondary connection would be open, and the possibility of speed humps being installed. Mr. Fribis indicated that the secondary access is being targeted for February, depending on weather and other conditions. Mr. Sweeney suggested Ms. Zielinski contact staff when there is mud on the streets, and indicated that is speed humps are outside the purview of the Commission, but there is a process for requesting them, and if Ms. Zielinski is interested, she should follow up with staff. Ms. Hull-Bettale confirmed Mr. Sweeney's statements. Jefferson County resident Annette Rey (1007 Paula Dr) asked why construction was occurring on weekends. Mr. Sweeney responded that there is no such

limitation on construction activities. He further discussed what constitutes a public nuisance, but that construction activities don't generally fall into that category. Motion by Campbell to close the public hearing. Second by Williams. Voice Vote – Unanimously approved (7-0).

**5. ADJOURNMENT OF REGULAR SESSION:** Adjourned by Sutton at 7:20 p.m.

#### **EXECUTIVE SESSION**

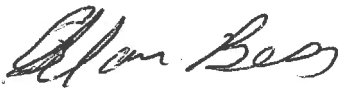
**6. NEW BUSINESS:**

**a. PC-2020-26 Payne Family Homes Record Plat:** Motion by Campbell to recommend approval to the Council with conditions contained in the Staff Report. Second by Williams. No further discussion.  
*Roll call vote:* Phillip Hogan, Yes; Jeff Campbell, Yes; Steve Buss, Yes; Del Williams, Yes; Brian McArthur, Yes; Alan Bess, Yes; Andrew Sutton Yes. 7 yeas. – Motion Approved.

**7. ANNOUNCEMENTS:** Bookless announced the next meeting of the Commission (January 12, 2021) and wished everybody happy holidays. Mr. Sweeney wished everyone happy holidays. Ms. Hull-Bettale wished everybody happy holidays. Ms. Turner wished everyone happy holidays. Mr. McArthur wished everyone happy holidays. Mr. Buss complimented the Beautification Commission and the artists on the traffic control box paintings around town and urged everyone to check them out.

**8. ADJOURNMENT:** Motion by Campbell to adjourn. Second by Williams. Voice Vote – Unanimously approved. Meeting adjourned at 7:36 p.m.

Respectfully Submitted,



Alan Bess  
Planning Commission Secretary