

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

DECEMBER 9, 2014 / 7:00 P.M.

MINUTES

PUBLIC HEARING

No Public Hearings

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Vice Chairman Frank Kutilek at 7:02 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker (excused), Randy Hoselton, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton (excused), Todd Teuscher, Mary Holden (excused), Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the November 11, 2014 meeting as presented. Second by Jeff Campbell. Voice Vote – *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: None

7a. 2014-17: REVISION TO THE COMMERCIAL SITE PLAN APPROVAL FOR PROPERTY AT THE NORTHEAST CORNER OF RIDGECREST AND JEFFCO BLVD.: Mark Ditch, Buescher Ditch & Assoc., 2 East Fifth Street, Washington, MO; David Richardson, Attorney and David Glarner, 1701 Macklind Ave., St. Louis, MO presented the revised plan. The revision adds a private drive connecting the Rent To Own site with this site at the northeast corner of proposed Lot 2 of Ridgerest Commercial.

Ralph Sippel asked why Mr. Sorrell doesn't want a chain at his end.

Mr. Richardson stated that he believes Mr. Sorrell wants to maintain it for his needs. Not a user friendly grade – 10%.

Brian McArthur commented that there is no cross access easement and objects to having this access through this development.

Del Williams asked if this is Mr. Sorrell's only way out of his property.

Mr. Richardson stated that his primary access is McClain. This access was for his elderly mother.

Todd Teuscher feels this is poorly planned, obsolete, an eyesore, not expected and he is not in favor of paving all of it. He would be in favor if only tire track strips could be paved and screened with shrubs.

Ted Brandt asked why they can't legally block that drive.

Bob Sweeney explained that it is legally recorded so it would be problematic.

Ted Brandt commented that he would like signs stating "Private Property – No Public Access."

Randy Hoselton asked if the agreement with Mr. Sorrell was made before the site plan was approved and why it was not brought up until tonight.

Mr. Glarner stated that the agreement was made in June of 2013. The drive was still not worked out at the time of the site plan approval.

Jeff Campbell feels having two drives that close to the intersection would be a public safety issue; potential hazard.

Frank Kutilek agrees with Todd about an alternative paving plan.

Brian McArthur cannot believe that something this important was not provided in the original site plan review.

Todd Teuscher feels the development as well as the public would benefit if the drive paving is minimized to two paved wheel strips with ribbon or grasscrete and screen the end of drive at parking lot with Liriope material ground cover band to appear as planting bed not a driveway but still allow passage.

Motion by Ted Brandt to approve 2014-17, Revision to the approved Commercial Site Plan for property at the northeast corner of Ridgecrest and Jeffco Blvd. with the one revised condition:

1. Driveway to be a grass paver or grasscrete and screen the end of drive at parking lot with Liriope material ground cover band to appear as planting bed not a driveway but still allow passage.

Second by Ralph Sippel. Roll call vote: Del Williams, yes; Randy Hoselton, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, no; Todd Teuscher, yes. 7 yeas, 1 nay – ***Motion Approved.***

STAFF REPORT: DRAFT SIGN CODE REVISION REGARDING DIGITAL SIGNS AND HUMAN SIGNS: Derrick Redhead, Frank Kutilek and Ted Brandt talked about signs and frontages. Signs are allowed on every frontage.

Del Williams questioned why human signs are such a problem.

Discussion as to changing the ordinance to allow them but only in front of the business not in the right of way.

Brian McArthur commented that large commercial developments benefit with digital signs so all stores have a chance to be promoted and have a changeable copy.

Ralph Sippel questioned if a Fireman standing out with his boot collecting or the people standing out on Old Newsboy Day considered Human Signs – No.

Brian McArthur questioned prohibiting off-premise electronic message billboard signs.

Derrick Redhead commented that he will revise the sign ordinance draft according to tonight's comments.

OLD BUSINESS: Frank Kutilek commented that Value Place is advertising daily rates and weekly rates are what were approved.

COMMISSIONERS REPORT: Randy Hoselton asked if there is any way to require Developers to inform us as to any deals they made with surrounding property owners.

Bob Sweeney stated we already have that requirement. The applicant tonight stated they dropped the ball. Any business deal that impacts the site plan, we have the right to that information.

Todd Teuscher has noticed that there are many trees in new developments that are dead and need to be replaced. He also noticed that over at Watercrest Villas, the trees appear to have been topped.

Brian McArthur gave a brief update on some of the thoughts and wishes of the City Council with regard to the sign ordinance.

Ralph Sippel commented that the owners of Drew's Donuts are very happy. He also stated he will be out in January for a hip replacement.

ADJOURNMENT: Meeting adjourned at 8:14 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary