



**PLANNING COMMISSION  
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD  
TUESDAY, FEBRUARY 12, 2019**

**MEMBERS:** Andrew Sutton (Chair), Jeff Campbell (Second), Alan Bess (Secretary), Justin Lurk, Christopher Ford, Frank Kutilek John Tucker, Del Williams. **Council Liaison:** Brian McArthur. **Staff:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Christie Hull-Bettale (Community Development Engineer), Sarah Turner (Community Development Planner).

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES:** January 22, 2019
- 6. PUBLIC COMMENT**
- 7. PUBLIC HEARING(S)**
  - **2019-01: REZONING REQUEST, 2069 MISSOURI STATE ROAD; 2077, 1739, 1757 & 1777 OLD LEMAY FERRY RD, C-4 PLANNED COMMERCIAL DISTRICT.**
  - **2019-02: PRELIMINARY PLAT/CONSOLIDATION PLAT 2069 MISSOURI STATE RD., CEDARHURST ASSISTED LIVING FACILITY.**
- 8. OLD BUSINESS:** None
- 9. NEW BUSINESS**
  - a) **2019-01, Rezoning Request, 2069 Missouri State Rd. – C-4 Planned Commercial:**
  - b) **2019-02, Preliminary Plat/Consolidation Plat, 2069 Missouri State Rd. (Cedarhurst Assisted Living Facility):**
  - c) **2019-03, Variance Request, Non-Conforming Fence, St. John’s Lutheran School, 3511 Jeffco Blvd.:**
- 10. STAFF UPDATE**
- 11. COMMISSIONERS UPDATE**
- 12. COUNCIL LIAISON REPORT**
- 13. NEXT SCHEDULED MEETING:** February 26, 2019
- 14. ADJOURNMENT**

*The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.*



## PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS JANUARY 22, 2019

---

### MINUTES

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

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Brian McArthur, Alan Bess, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Justin Lurk, David Bookless, 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 Del Williams. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the January 8, 2019 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

**PUBLIC COMMENT:** None

**PUBLIC HEARINGS:** None

#### OLD BUSINESS

- **2018-40 AN AMENDMENT TO MUNICIPAL CODE CHAPTER 405 (ZONING) – TRAILERS-REVISED LANGUAGE:** David Bookless briefly went over the requested revisions made to Chapter 405 (Zoning), Section 405.760 Supplementary District Regulations. The first group of changes has to do with recycle bins where he basically spelled out a number of performance measures and criteria for recycle bins and clothing drop boxes, such as how many, how big, where they can be located, setbacks, etc. In this section, the City Attorney suggested striking “not-for-profit, tax-exempt charities and organizations”

Andrew Sutton asked Bob Sweeney if the intention for striking those words is to address the potential for a “for profit agency” coming in and doing the same. Mr. Sweeney stated it was.

The next change is in the last line of sub-paragraph n.; changing the word “verbal” to “oral”.

The next change deals with granting extensions for tractor and semi-trailers being used for temporary storage in Industrial Districts. He added that the Community Development Director may grant a one-time extension upon written request for a period not to exceed three (3) months and if more time is needed, the City Council may grant an additional one-time extension of up to six (6) months.

The last change requested had to do with language relative to a recycler using a semi truck temporarily for a special event. This will be addressed at a later date under a section dealing with all types of special events.

Brian McArthur likes the three (3) month extension but feels the second extension of six (6) months is too long. David Bookless stated that is why he worded the second extension “up to six months.”

John Tucker asked why oral instead of verbal. David Bookless explained that in order to mean telling someone something you should use the word oral.

Motion by Jeff Campbell to approve 2018-40, an amendment to Municipal Code Chapter 405 (Zoning) – Trailers - as amended. Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, yes; Justin Lurk, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

#### NEW BUSINESS

- **2018-42 AMENDMENT TO THE COMMERCIAL SITE PLAN FOR TEXAS ROADHOUSE AT 806 ARNOLD COMMONS FOR A TAKE-OUT BUILDING ADDITION:** Christie Hull-Bettale presented the request to amend the Commercial Site Plan for Texas Roadhouse for a take-out building addition. She explained that the existing outside patio waiting area with seating will be removed to allow for the building addition. All materials and colors will be consistent with the existing building. Christie commented that this request meets the site plan approval requirements; the permitted uses are zoning by right and Staff finds that it substantially fulfills the requirements of the zoning ordinance and recommends approval.

Justin Lurk asked if they have done this before at other locations. Tim Spiegelglass (applicant), 18 Worthington Access Dr., Maryland Heights, MO 63043, stated that they have done this in many locations and reserving the two (2) parking spaces for the take-out, has not caused any problems.

Brian McArthur concerned since they will be cutting down the area where patrons sit to wait for their table, will more benches be added somewhere. Tim Spiegelglass stated that there will be another row added but on the inside instead of outside the building.

Jeff Campbell asked if they have thought about any other additions since the restaurant is always packed. Tim Spiegelglass stated that the only thing that was talked about at one time was putting up a pavilion.

Motion by Jeff Campbell to approve 2018-42, amendment to the Commercial Site Plan for Texas Roadhouse at 806 Arnold Commons for a take-out building addition. Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, yes; Justin Lurk, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

#### STAFF UPDATE

- Christie Hull-Bettale informed the Commission that the Cedarhurst Assisted Living development has re-submitted.
- David Bookless introduced the new Planner, Sarah Turner. He also mentioned that the City Council denied the rezoning and tabled the consolidation plat for I-55 Store It. Mr. Bookless informed the Commission that there will be a fence variance coming before them in the near future.
- Bob Sweeney – No Report

#### COMMISSIONERS UPDATE

- Del Williams – no report
- John Tucker – no report
- Justin Lurk – no report
- Alan Bess – no report
- Frank Kutilek – no report
- Jeff Campbell – welcomed Justin
- Chris Ford – no report

- Andrew Sutton – welcomed Justin. Referred to new furniture store at the end of Church Rd. commenting that they still have signs that were spray painted on the building “parking in rear” and asked Staff to see about having them remove it.

**COUNCIL LIAISON REPORT**

- Brian McArthur – welcomed Justin.

**NEXT SCHEDULED MEETING:** February 12, 2019

**ADJOURNMENT:** Meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Alan Bess  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b> 1/22/2019							
<b>CALLED TO ORDER:</b> 7:00 P.M.							
<b>ADJOURNMENT:</b> 7:20 P.M.							
	<b>ROLL CALL</b>	<b>2019-40 - APPROVED</b>	<b>2019-42 - APPROVED</b>				
<b>DEL WILLIAMS</b>	P	Y	Y				
<b>JOHN TUCKER</b>	P	Y	Y				
<b>JUSTIN P. LURK</b>	P	Y	Y				
<b>BRIAN MCARTHUR</b>	P	Y	Y				
<b>ALAN BESS</b>	P	Y	Y				
<b>FRANK KUTILEK</b>	P	Y	Y				
<b>JEFF CAMPBELL</b>	P	Y	Y				
<b>ANDREW SUTTON</b>	P	Y	Y				
<b>CHRIS FORD</b>	P	Y	Y				
<b>DAVID BOOKLESS</b>	P	<b>NO VOTE</b>					
<b>CHRISTIE HULL-BETTALE</b>	P	<b>NO VOTE</b>					
<b>CITY ATTORNEY ROBERT SWEENEY</b>	P	<b>NO VOTE</b>					