

**MINUTES**

**PUBLIC HEARING**

No Public Hearing

**REGULAR MEETING**

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, Anthony Sofia, Brian McArthur, Alan Bess (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present, 1 excused.

**ELECTION OF OFFICERS:**

- **Chairman:** Motion by Frank Kutilek to nominate **Andrew Sutton** as Chairman, second by Del Williams. Hearing no further nominations – approved by acclamation.
- **Vice Chairman:** Motion by Del Williams to nominate **Frank Kutilek** as Vice Chairman, second by Jeff Campbell. Hearing no further nominations – approved by acclamation.
- **Secretary:** Motion by Jeff Campbell to nominate **Alan Bess** as Secretary, second by Brian McArthur. Hearing no further nominations – approved by acclamation.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Del Williams to approve the agenda as presented. Second by John Tucker. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Tony Sofia to approve the minutes from the January 23, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**8. STAFF REPORT:**

- a. **Get acquainted with the proposed Sign Code changes per Reed vs Town of Gilbert, AZ Supreme Court decision:** Mary Holden presented the sign code with the most recent changes that have been discussed.

John Tucker questioned the maximum size for temporary signs being 15 square feet under 7. 2a. Thought it should be 36 square feet.

Mary Holden explained that the 36 square feet is for commercial districts.

Ted Brandt asked who was going to enforce this.

Mary Holden stated the Community Development Dept. would.

Ted Brandt asked where it states the penalty.

Mary Holden and Bob Sweeney both stated that anytime there is no specific penalty stated, it reverts back to the penalty provision in our general code.

Ted Brandt would like the penalty information put in the sign code.

Ted Brandt asked what constitutes an offsite sign.

Mary Holden stated any sign that is advertising a product or service that is not located on the actual site where it is offered.

Ted Brandt then questioned political signs.

Mary Holden stated that political signs have to be in the ward they are running for.

Finding some discrepancies, discussion was suspended until staff has a chance to review the document and bring it back next month.

- b. Fence Regulations/Require Permits:** Mary Holden opened up the discussion by stating that since we have adopted the fence regulations things have worked out fairly well. However, there have been times when a fence has been installed improperly which has caused consternation and taken up Staff time getting the issues resolved. Staff has discussed the idea of requiring a permit for a fence installation charging a minimal fee to try and head off these problems.

Frank Kutilek asked if this would apply to temporary construction fences as well.

Mary Holden stated that type of safety fence would be governed by the building permit and dictated by safety.

John Tucker thinks this is a good idea for when properties are sold in terms of knowing which property owner the fence belongs to.

Tony Sofia asked if a survey would be required or just a site plan.

Mary Holden stated just a site plan that accurately depicts where the property lines are.

- c. Non-Conforming Mobile Homes in a Mobile Home District:** Mary Holden opened up the discussion by stating that if the intent of our “non-conforming” is not to encourage “non-conforming”, Staff would like direction on eliminating G.1.d.(2) of the Non-Conforming chapter of our Zoning Code which would eliminate their ability to increase pads and bring in larger mobile homes.

Brian McArthur was under the assumption that this was already not allowed; therefore, he would like this fast tracked to get removed.

John Tucker asked with regard to 50% of loss of property to get rid of the non-conformity, if that is 50% of the mobile home or the entire mobile home park.

Mark Holden stated it would be 50% of the entire park.

**d. FYI: Vacant Structure:** Mary Holden stated that this Thursday, City Council will be considering an ordinance that will require the registration of residential properties that have been vacant for more than 90 days (3 months) and for commercial properties that are vacant for more than 180 days (6 months). There will be specific information they will have to provide to the city. The only exception is vacant commercial property in a strip mall. If there is a certain percentage of the mall that is occupied, we will waive the registration requirement.

John Tucker asked if there would be a penalty for not registering.

Bob Sweeney stated there are no penalties. The purpose of this registration is to help the city in knowing who the responsible party is for that vacant property for maintenance and safety purposes.

Frank Kutilek questioned how the city will identify these properties.

Mary Holden stated the majority of them we find out when they become neglected; we will contact management companies; we already know a lot of them. It will take time to get them all.

**e. ANIMAL CODE CHANGES:** Mary Holden gave a FYI on a proposed verbiage change to the Animal Chapter of the Code.

Derrick Redhead: No Report

Christie Hull-Bettale: No Report

Bob Sweeney: No Report

**10. OLD BUSINESS/COMMISSIONERS REPORT:** Brian McArthur asked the status of the fence issue at the Phillips 66 on Jeffco. Mary Holden stated she would have Lloyd check it out.

Frank Kutilek asked if something new was going in the Arnold Rental property across from Raising Cains?

Derrick Redhead stated a print shop is going in there.

Andrew Sutton thanked everyone for electing him as President of the Commission. Also, asked Mary if there has been any activity at the old McDonalds at Telegraph. Mary stated there was not.

**11. ADJOURNMENT:** Meeting adjourned at 7:50 p.m.

Respectfully Submitted,



Jeff Campbell  
Acting Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b>	2/27/2018						
<b>CALLED TO ORDER:</b>	7:00 P.M.	<b>ROLL CALL</b>					
<b>ADJOURNMENT:</b>	7:50 P.M.						
<b>DEL WILLIAMS</b>		P					
<b>JOHN TUCKER</b>		P					
<b>ANTHONY SOFIA</b>		P					
<b>BRIAN MCARTHUR</b>		P					
<b>ALAN BESS</b>		EXCUSED					
<b>TED BRANDT</b>		P					
<b>FRANK KUTILEK</b>		P					
<b>JEFF CAMPBELL</b>		P					
<b>ANDREW SUTTON</b>		P					
<b>CHRIS FORD</b>		P					
<b>MARY HOLDEN</b>		P	<b>NO VOTE</b>				
<b>CHRISTIE HULL-BETTALE</b>		P	<b>NO VOTE</b>				
<b>DERRICK REDHEAD</b>		P	<b>NO VOTE</b>				
<b>CITY ATTORNEY ROBERT SWEENEY</b>		P	<b>NO VOTE</b>				