



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO
BOULEVARD**

MEMBERS: Andrew Sutton (Chair), Frank Kutilek (Second), Alan Bess (Secretary), Jeff Campbell, Justin Lurk, Christopher Ford, John Tucker, Del Williams, Phillip Hogan, Brian McArthur (Council Liaison). **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 14, 2020**
- 6. PUBLIC COMMENT**
- 7. PUBLIC HEARING(S):**
 - a. PC-2020-01 Commercial Uses: A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify zoning requirements for various permitted and conditional uses.
 - b. PC-2020-02 Building and Site Design Standards: A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify building and site design standards for various uses.
- 8. OLD BUSINESS: None**
- 9. NEW BUSINESS:**
 - a. PC-2020-01 Commercial Uses: A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify zoning requirements for various permitted and conditional uses.
- 10. DIRECTOR'S REPORT**
- 11. COUNCIL LIAISON'S REPORT**
- 12. COMMISSIONERS UPDATE**
- 13. NEXT SCHEDULED MEETING: February 25, 2020**
- 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. All speakers are requested to fill out a speaker's card and present it to Staff before being recognized by the chairman to speak.



PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS JANUARY 14, 2020

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 (excused), Alan Bess (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Justin Lurk (excused), Phillip Hogan, David Bookless, Sarah Turner, Christie Hull-Bettale, and Bob Sweeney. 7 voting members present, 3 excused.

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

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the November 12, 2019 meeting as presented. Second by Frank Kutilek. Voice Vote - ***Unanimously Approved.***

PUBLIC COMMENT: Sarah Lurking, 56 Hickory Ct., referred to Plumber's Supply and voiced her objection to allowing any outside storage. She would like to see fencing for security purposes be required. She voiced her concern that more trees are needed and is concerned about the placement and height of the sign.

Patricia Peterman, 1169 Hickory Ridge Trail, asked for some assurance that the stub street shown on the survey would never go through to the residential area. She also has concerns regarding the height of the sign.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

- a. **2019-44 Ambulance District Commercial Site Plan:** Christie Hull-Bettale presented Rock Township Ambulance District's request for approval of a proposed Commercial Site Plan to allow for a 7,188 square foot single-story building used to house staffing for two 24-hour advanced life support ambulances to be located at 2455 Hickory Square Parkway. The applicant has demonstrated that the site plan application meets the review criteria and Staff recommends favorable consideration and the Planning Commission approve the commercial site plan with the condition that the revised landscape plan be submitted for Staff review of compliance to the regulations.

Andrew Sutton polled the Commissioner's to allow the applicant time to speak.

Frank Kutilek commented that the agenda needed to be corrected to show that the Commercial Site Plan for Plumber's Supply is actually 9b. instead of 9a.

Frank Kutilek also commented in full disclosure that he has been involved with the ambulance district since its inception. He is not currently on their Board, but it is still near and dear to his heart.

Jerry Appleton, Chief of Rock Township Ambulance District, commented that traditionally it has been the ambulance district's policy not to use lights and sirens inside of residential neighborhoods because it does cause a nuisance, but there are times when they are necessary.

Andrew Sutton asked if the antenna was going to be an obtrusive sight to the neighbors. Chief Appleton stated that it is basically a small radio antenna mounted on the roof.

Andrew Sutton asked Christie if we have any maintenance requirements for the bioretention basins. Christie stated that any basins that are designed and approved for construction come with a maintenance manual that makes the owner responsible for the maintenance.

Jerrold Joggerst with FGM Architects, addressed the landscape changes.

Andrew Sutton asked that they consider adding some color to the front of the building to give it some visual interest.

Motion by Frank Kutilek to approve 2019-44, Rock Township Ambulance District, Commercial Site Plan to allow for a single-story building with the one (1) condition:

1. The revised landscape plan is to be submitted for Staff review of compliance to the regulations.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, yes; Phil Hogan, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 7 yeas, 0 nays – ***Motion Approved.***

b. **2019-45 Plumber's Supply Commercial Site Plan:** Sarah Turner presented the request by Plumber's Supply to approve the Commercial Site Plan for a proposed wholesale plumbing supply store at 3405 Robinson Rd. Sarah responded to the resident's comments:

- Outdoor storage is not allowed.
- Staff opted to ask for additional plantings on the landscaping berm to serve as the buffer but it would be up to the Planning Commission to determine if fencing would be necessary.
- The sign is shown located along interstate 55 entrance ramp area. The placement of the sign is the only thing noted on the plan. The placement and height of the sign will have to go through the permitting process for approval.
- No access shall be permitted from Hickory Ridge Trail which is where the stub street is. Access to this property will be limited to Robinson Road.

Staff finds this proposal is generally in compliance with the applicable zoning regulations and recommends approval with the condition of adding more trees to the tree line near the landscape berm.

Del Williams wondered if the applicant if they had any safety concerns that would warrant needing a fence around the property.

David Lisinski, Architect with Killeen Studio Architects, stated at this time they do not have any concerns that would warrant a fence.

Jeff Campbell asked if there was any discussion of potentially relocating the sign to the south approximately 30 to 40 foot. Sarah commented that there hasn't really been any discussion yet because they have not submitted any plans.

Andrew Sutton asked what size sign would be permitted based on the size of this building. David Bookless stated that it would not be reviewed until the submitted for a sign permit.

Andrew Sutton also requested that the condition be amended to state that an additional 10 evergreen trees be added to the buffer.

Andrew Sutton asked about the possibility of building a 20-foot-high berm to help shield the neighbors from the building.

Dan Govero stated that the topography would not allow it.

Motion by Frank Kutilek to approve 2019-45, Plumber's Supply Commercial Site Plan for a proposed wholesale plumbing supply store with the following amended condition:

1. Add ten (10) more trees to the tree line near the landscape berm by placing the plantings closer together and/or staggering two lines of trees as proposed to one line of trees. Preferably evergreen trees.

Second by Jeff Campbell. Roll call vote: Roll call vote: Del Williams, yes; John Tucker, yes; Phil Hogan, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 7 yeas, 0 nays – ***Motion Approved.***

- c. **2020 Zoning Map Update:** Sarah Turner commented that the zoning map had not been updated since 2015 and there has been about 10 rezoning's and numerous errors caught since then.

Motion by Jeff Campbell to approve the 2020 Zoning Map update. Second by Phil Hogan. Roll call vote: Roll call vote: Del Williams, yes; John Tucker, yes; Phil Hogan, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 7 yeas, 0 nays – ***Motion Approved.***

STAFF UPDATE: David Bookless reminded the Commissioners to let Mary Ellen know if they plan on attending the Appreciation dinner. At the next meeting on the 28th, there will be discussion on Commercial use (drive-thrus and things of that nature), and site building design. The last thing he mentioned was that Sarah has been working on a new Planning Commission Handbook which should be ready by the next meeting.

COMMISSIONERS UPDATE:

Chris Ford – No report

John Tucker – No report.

Frank Kutilek – No report.

Jeff Campbell – No report.

Del Williams – No report.

Phil Hogan – No report.

Andrew Sutton – Will not be at the January 28th meeting. Reported that about 48% of the tree plantings in the Jimmy Johns strip mall are dead.

NEXT SCHEDULED MEETING: January 28, 2020

ADJOURNMENT: Meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	1/14/2020						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNED:	7:54 P.M.						
		ROLL CALL	2019-44 - APPROVED	2019-45 - APPROVED	2020 ZONING MAP		
CHRIS FORD	P	Y	Y	Y			
JUSTIN LURK	EXCUSED						
BRIAN MCARTHUR	EXCUSED						
ALAN BESS	EXCUSED						
JOHN TUCKER	P	Y	Y	Y			
FRANK KUTILEK	P	Y	Y	Y			
JEFF CAMPBELL	P	Y	Y	Y			
DEL WILLIAMS	P	Y	Y	Y			
ANDREW SUTTON	P	Y	Y	Y			
PHIL HOGAN	P	Y	Y	Y			
DAVID BOOKLESS	P	NO VOTE					
SARAH TURNER	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					