



PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS FEBRUARY 25, 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, Alan Bess (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Justin Lurk, Phillip Hogan, David Bookless, Sarah Turner (excused), Christie Hull-Bettale (excused), and Bob Sweeney. 9 voting members present, 1 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the January 14, 2020 meeting as presented. Second by Del Williams. Voice Vote - ***Unanimously Approved.***

PUBLIC COMMENT: None

PUBLIC HEARINGS:

a. **PC-2020-01, A city-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify zoning requirements for various permitted and conditional uses:** David Bookless presented the proposed amendments which included restaurants, fast food restaurants, outdoor dining, and establishments that are generally motor vehicle-oriented, and thereby warranting additional scrutiny, such as financial institutions, pharmacies, or dry cleaners that include a drive-through, or car washes. Although not necessarily vehicle-oriented, Staff has included “clinics” and “tobacco, nicotine, and other legal substance establishments” that have come up in previous discussions.

John Tucker questioned if something like acupuncture would be included in the medical facilities.

David Bookless stated that would fall under other licensed practitioners of the healing arts.

Frank Kutilek asked what a restaurant connected to a gas station but they are independent of each other would be considered.

David Bookless stated that this kind of use would normally come in together so therefore, they would be a motor vehicle-oriented establishment by default.

John Tucker referred to the Tobacco, nicotine, and other legal substance establishments and questioned the use of marijuana at those establishments.

David Bookless stated the amendment explicitly prohibits marijuana-related establishments or entities or related products.

Andrew Sutton questioned if our ordinance sufficiently addresses a situation where there is a clinic with a doctor that can provide you with a medical marijuana card.

David Bookless commented that our ordinance covers all the medical marijuana uses as described by

the State which includes a more general description of every other.

Andrew Sutton asked how do we determine a fast/casual restaurant like a Bread Co.

David Bookless stated that would be determined fast food which we are eliminating and making it an issue of does it have a drive-thru, is it motor vehicle oriented.

Andrew Sutton questioned how food trucks will be categorized.

David Bookless stated food trucks have not been addressed in these amendments. It's a little more complicated; he and the attorney have been discussing other issues that have been coming forward related to that. The new trend is a "ghost kitchen" which is where a chain restaurant has a kitchen in an industrial district that has no customers just strictly for delivery services.

Frank Kutilek asked about a clinic/urgent care that also has a pharmacy.

David Bookless stated that the clinic/urgent care needs a conditional use permit. If the pharmacy has a drive-thru, it would need a conditional use permit as well.

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:

David Bookless addressed issues of concern which include exposed concrete foundation walls; rooftop sections; facades; residential site design; non-residential architectural and site design. David requested that they keep this hearing open and that the Commissioners consider the concepts and issues discussed and bring their thoughts and comments back to the next meeting.

Justin Lurk referred to the non-residential site design and asked if there was any regulation for drive isle widths for one-way traffic and two-way traffic; does that differ from the width of the access points as well.

David Bookless stated that there are standards but the way that they're written, it's not always clear. For example, we have drive isle widths, but it's not always clear whether it's a one-way drive that clearly cannot be used for two-way traffic. Technically, we require the same width.

Jeff Campbell thinks the city should recommend materials for the exteriors, etc.; give suggestions on a little bit of massing but the rest should be left to the professionals to design.

OLD BUSINESS: None

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:**
Motion by Jeff Campbell to approve PC-2020-01, a city-initiated request to amend Chapter 405, zoning of the code of Ordinances to modify zoning requirements for various permitted and conditional uses.
Second by Del Williams.

John Tucker referred to page 20, #7. and questioned the meaning of "such uses may be authorized in planned districts solely at the discretion of the City Council."

David Bookless stated that if someone comes forward with a use we don't have covered in the code, in that moment, if it's in a Planned District, the City Council can authorize it.

- b.** Roll call vote: Chris Ford, yes; Justin Lurk, yes; Brian McArthur, yes; John Tucker, yes; Frank Kutilek, yes; Jeff Campbell, yes; Del Williams, yes; Andrew Sutton, yes; Phil Hogan, yes. 9 yeas, 0 nays – ***Motion Approved.***

STAFF UPDATE: David Bookless reported that at the City Council meeting, they talked about gravel driveways and the rule of paving the first fifty feet if the driveway is over 100 feet; mobile home parks and requiring yearly inspections of the exterior. To date there are no applications for the first meeting in March so the March 10th meeting might be cancelled.

COMMISSIONERS UPDATE:

John Tucker – No report.

Frank Kutilek – Asked the status on the light at CarX. David Bookless stated that we are working with them to get that fixed. Commented on the issues of cars waiting to get into Tiger Car Wash blocking traffic.

Chris Ford – No report.

Justin Lurk – No report.

Jeff Campbell – No report.

Del Williams – No report.

Phil Hogan – No report.

Andrew Sutton – No report.

Council Liaison: Brian McArthur – Commended David Bookless on the amendments to the Conditional Use Permit. MoDot has approved a stop light at Linderhof.

NEXT SCHEDULED MEETING: March 10, 2020 (tentatively)

ADJOURNMENT: Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	2/25/2020							
CALLED TO ORDER:	7:00 P.M.							
ADJOURNED:	8:12 P.M.							
		ROLL CALL	PC2020-01 - APPROVED					
CHRIS FORD		P	Y					
JUSTIN LURK		<u>P</u>	<u>Y</u>					
BRIAN MCARTHUR		<u>P</u>	<u>Y</u>					
ALAN BESS		EXCUSED	EXCUSED					
JOHN TUCKER		P	Y					
FRANK KUTILEK		P	Y					
JEFF CAMPBELL		P	Y					
DEL WILLIAMS		P	Y					
ANDREW SUTTON		P	Y					
PHIL HOGAN		P	Y					
DAVID BOOKLESS		P	NO VOTE					
SARAH TURNER		EXCUSED	NO VOTE					
CHRISTIE HULL-BETTALE		EXCUSED	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY		P	NO VOTE					