

MINUTES

PUBLIC HEARING

The public hearing was called to order by Chairman Brian McArthur at 7:00 p.m. Mr. McArthur informed those in attendance as to the procedures by which the public hearing would be conducted.

2013-02: RECORD PLAT, RESUBDIVISION OF LOT 4 OF WATER TOWER PLACE, PHASE II: Withdrawn at the request of the applicant.

2013-04: CONDITIONAL USE PERMIT, DUNKIN DONUTS AND BASKIN ROBBINS, 900 JEFFCO BLVD.: Jeff Kaiser of TRI Architects, presented the plan commenting that they are fine with the requirement to add shrubs. They would however, like to avoid screening their building entirely and would like to minimize the trees to less than eight (8).

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:05 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams (excused), Michelle Hohmeier, Cricket Whaley, Brian McArthur, Ralph Sippel (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused), Dan Bish and Bob Sweeney (excused). 8 voting members present, 2 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as amended with the removal of file 2013-02. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the February 12, 2013 meeting as presented. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2013-04: CONDITIONAL USE PERMIT FOR DUNKIN DONUTS AND BASKIN ROBBINS AT 900 JEFFCO BLVD.: Mary Holden commented that staff will work with the applicant on the landscaping to bring it to conformity.

Andrew Sutton commented to keep in mind that landscape is valuable to Arnold as in storm water, shade, health, etc. We need to maintain our landscape standards and commission goals.

Brian McArthur suggested removing excess parking and add pervious pavement in order to add large canopy shade trees.

Jeff Campbell commented he could not see asking for more than 2 trees on the front. One large canopy in the northeast corner and 2 or 3 small ones along Farmcrest.

Dan Bish suggested revising condition #1 to read – staff and applicant work together to provide the landscape plant material to bring the site into conformity.

Todd Teuscher questioned ADA parking and access. Mr. Kaiser stated they would modify the sidewalk to meet ADA requirements.

Todd Teuscher also referred to the windows on the building being non-descript and suggested awnings. Try to match this building with others recently built.

Motion by Ted Brandt to approve 2013-04, conditional use permit for Dunkin Donuts and Baskin Robbins at 900 Jeffco Blvd. with the findings and 2 revised conditions:

1. Staff and the applicant work together to provide landscape plant material to bring the site into conformity.
2. No bare bulbs, flood lights, wall packs, etc. are allowed.

Second by Jeff Campbell. Roll call vote: Michelle Hohmeier, yes; Cricket Whaley, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: PLANNING COMMISSIONERS HANDBOOK, CHAPTER 6, MAKING YOUR DECISIONS STICK: Mary Holden summarized Chapter 5, Making Tough Decisions.

Discussion on adding a By-Laws section about procedures, elections, missed meetings, etc. Mary will check with Roy Wilde to see if he has the previous By-Laws.

In making your decisions stick they talk about meeting minutes; motions; findings of facts using zoning code and comprehensive plan; letter to applicants summarizing review approvals and requirements. Plans are kept forever.

OLD BUSINESS: None

COMMISSIONERS REPORT: Ted Brandt thanked Dan Bish for the vacant property report. Commented that it would be interesting to find out why businesses close and why they come here in the first place.

Todd Teuscher asked again about the lot on Ridgecrest across from the Post Office. Mary stated that Greg Hall claims winter wheat was put down.

Andrew Sutton thanked Mary for checking up on large truck parking.

ADJOURNMENT: Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary