

AGENDA

PUBLIC HEARING

NO PUBLIC HEARING

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a. Regular Meeting February 14, 2012
6. Questions from the floor
7. Staff Report
 - a. Code Amendments and the Comprehensive Plan
8. Old Business
9. Commissioners Report
10. Adjournment

MINUTES**PUBLIC HEARING**

No Public Hearing

REGULAR MEETING

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

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Cricket Whaley, Brian McArthur, Roy Wilde (excused), Ted Brandt, Frank Kutilek, Jeff Campbell (excused), Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale and Dan Bish. 7 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Andrew Sutton to approve the agenda as presented. Second by Frank Kutilek. Voice Vote – *Approved*.

APPROVAL OF MINUTES: Motion by Del-Williams to approve the minutes from the February 14, 2012 meeting if there are no corrections. Second by Ted Brandt. Voice Vote – *Approved*.

QUESTIONS FROM THE FLOOR: None

STAFF REPORT: CODE AMENDMENTS AND THE COMPREHENSIVE PLAN: Mary Holden presented an APA Smart Growth 4th Generation article that discussed code changes – past and future trends. Since the adoption of the Comprehensive Plan she will start revising codes in house. Appearance focused codes more than land use, referred to as form based codes that includes design guidelines. Staff is looking at benefits of form based codes for Arnold and will begin to supply the Commission with examples to consider.

Frank Kutilek commented that form based codes seem to be in direction of Architectural Review Board and asked if that is being suggested. Mary commented that there are options, but possibly.

Ted Brandt questioned if we pick a code form or add to what we have. Mary explained that it will be a combination of form based/design guidelines that will be an overlay on our existing zoning.

Del Williams commented that there are a lot of available codes out there that can be referenced and asked if we could just adopt those without re-writing them. Mary explained that some zoning codes need to be tailored or city specific.

Andrew Sutton questioned if Staff is preparing a priority list of codes to address. Mary stated that they are. Andrew also asked if there were any local communities that are currently using form based codes that he could go visit. Mary stated there may be some hybrid form based which is what we may go to - she will check.

Brian McArthur commented that we need a neighborhood plan to reference; neighborhood names, boundaries, wards, etc. Mary briefly discussed elements of a neighborhood plan. Brian asked if we should develop a neighborhood plan sub-committee. Mary stated to come in and work with staff to get it started. It should come from the Planning Commission.

Dan Bish stated he will send everyone a blank map with streets and wards on them, each Commissioner can mark it up; establish the neighborhoods; we can get a consensus and bring back a larger map we can work through.

Mary Holden -- other reports/updates:

- Bayshore Apartments is working on coming into compliance.
- To date there has been no response from Mr. McKeever. City is proceeding with actions stated in the letter.
- Mary commented that she has been asked to write a memo on annexation for the City Council. She will forward the memo and attachments onto the Planning Commission.
- Census numbers -- recommending that we challenge the numbers based on the number of building permits issued versus the population increase. We've had less people than we've had units added to the city.

Dan Bish gave an update on the Farmer's Market.

OLD BUSINESS: None

COMMISSIONERS REPORT: Ted Brandt referred to the house fire on Pomme Meadows and would like to revisit the zoning code with regard to setbacks between houses. Ted also requested an engineering report of what they did at Foxwood Estates. He would like the report and photos of what was built compared to the plan.

Andrew Sutton asked if there is any timelines for CVS. Mary stated there should be activity starting soon.

Brian McArthur asked if there was a follow up on the trash dumpster at Walgreens. Christie reported that an inspector has gone by and informed them that they need a new dumpster.

ADJOURNMENT: Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Todd Teuscher
Acting Planning Commission Secretary

