

AGENDA

PUBLIC HEARING

No Public Hearings

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 January 26, 2010
6. Questions from the floor
- 8 Sketch Plan
 - a) 2010-01, Arapaho Development, Wild Rose Meadows Senior Housing, 1803 Big Bill/Old Lemay Ferry Road
- 9 Staff Report
 - a) Temporary signs-proposed/draft revisions
- 10 Old Business
- 11 Commissioners Report
- 12 Adjournment

MINUTES

PUBLIC HEARING

None

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:08 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Paul Vinson (excused), Brian McArthur, Roy Wilde (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Jason Connell, Todd Teuscher, Mary Holden, Christie Hull-Bettale. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the January 26, 2010 meeting there being no corrections. Second by Jeff Fitter. Voice Vote – Unanimously Approved.

QUESTIONS FROM THE FLOOR: None

7a. SKETCH PLAN: 2010-01, ARAPAHO DEVELOPMENT, WILD ROSE MEADOWS SENIOR HOUSING, 1803 BIG BILL/OLD LEMAY FERRY ROAD: Roy Wilde was not in attendance but sent an email stating he feels there needs to be a deceleration lane at the subdivision entrance for safety.

Jeff Campbell feels this is a great use for this site. He also agrees about the need for acceleration/deceleration lanes. Would like to see a left turn lane into the site from the south.

Jason Connell questioned if grading is just leveling the land.

Dan Govero stated that yes it would be just leveling it out. Sketch cut is about 12 to 14 foot. They do not want to disturb the creek or trees near the creek.

Ted Brandt questioned if Old Lemay Ferry Road is still slated for improvements.

Mary Holden stated that it is not in the immediate plans but it is on the future Transportation Improvement Plan.

Ted Brandt question if there is an allowance for the improvements.

Dan Govero stated that they will include an allowance to make road improvements.

Brian McArthur supports the development as long as there are easements, turning lane, deceleration lane and move the entrance back.

Jeff Fitter feels there is too much pavement – would like to see more green area.

Patrick Warner of Arapaho Development suggested they could reduce the parking to 1.25 spaces per unit instead of the required 1.50 to create more planted islands.

Jason Connell would like the buildings spaced out further to disperse the parking better.

Mary Holden suggested the Community Building could be moved to the center of the site to share more parking.

Del Williams commented that between the resident's cars and visitors, the spaces will fill up quick.

Mr. Warner feels the 1.25 spaces per unit will be sufficient. There are a certain percentage of residents that do not drive, therefore, do not have vehicles.

Ted Brandt asked if there would be entry landscaping.

Mr. Warner stated they would but it will not block vehicular views. There will probably be a lighted brick sign and some low level landscaping.

Jeff Fitter asked if this would be a gated community.

Mr. Warner stated that they prefer to invest that money in geothermal and solar energy sources and energy star appliances.

Jeff Campbell commented that he would like a left and right hand turn lane.

Mr. Warner commented that he feels a deceleration lane on the north side would be more important.

Ted Brandt concerned about south angled building extending out and blocking views.

Frank Kutilek concerned about future re-purposing of the buildings.

Mr. Warner stated that there is land use restriction agreement filed on it for the length of the loan, which is 30 years.

STAFF REPORT:

8a. TEMPORARY SIGNS-PROPOSED/DRAFT REVISIONS: Mary Holden is working with the City Attorney to revise the community event sign portion. They are working on a revision that would exempt schools.

Discussion on temporary special event signs with all agreeing to change the maximum height to 10' above the existing grade of sign location so flags and fan blown inflatable signs can be used.

Jason Connell commented that he does not want temporary signs to be lighted.

Jeff Fitter questioned if there was a penalty section. He would like to see some kind of consequence.

Mary Holden commented that we issue the ticket and the fines come from the courts, we do not set.

OLD BUSINESS: None

COMMISSIONERS REPORT: Del Williams sent well wishes out to Roy Wilde.

Jeff Campbell gave an update of Roy's recovery.

Jeff Fitter wished all a Happy Valentine's Day!

Brian McArthur reported a car up on blocks at the asphalt company on Telegraph.

ADJOURNMENT: Motion by Jeff Fitter to adjourn the meeting. Second by Jeff Campbell.
Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Todd Teuscher
Acting Planning Commission Secretary

