

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2016-20: CONDITIONAL USE PERMIT FOR ASPEN DENTAL AT 1200 BIG BILL ROAD: Mr. Sutton read the staff report.

2016-21: CONDITIONAL USE PERMIT, MERCY CLINIC EXPANSION, 3530 JEFFCO BLVD.: Mr. Sutton read the staff report.

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 Andrew Sutton at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Mary Holden (excused), Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 8 voting members present, 1 excused).

REVIEW AND APPROVAL OF AGENDA: Motion by Del Williams to approve the agenda as presented. Second by Anthony Sofia. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Brian McArthur to approve the minutes from the December 13, 2016 meeting as amended with a typo correction. Second by Del Williams. Voice Vote – *Unanimously Approved.*

ELECTION OF OFFICERS: Nomination for the Chairman: Andrew Sutton by acclamation.
Nomination for Secretary: Open
Nomination for Vice Chairman: Frank Kutilek by acclamation.

QUESTIONS FROM THE FLOOR: None

8. PRD / ZONING

- a. Tree Preservation Variance Request – 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads: Jerry Debner on behalf of Payne Family Homes was present to answer any questions.

Motion by Brian McArthur to approve 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads, Tree Preservation Variance with the findings and one (1) condition:

1. The plan must comply with the remainder of the Tree Preservation regulations.

Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

9. CONDITIONAL USE PERMIT

- a. 2016-20: Aspen Dental, 1200 Big Bill Rd.: No questions or comments.

Motion by Del Williams to approve 2016-20, Conditional Use Permit for a Dental Clinic at 1200 Big Bill Rd. based on the four findings. Second by Alan Bess. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, abstain; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays, 1 abstention – *Motion Approved.*

- b. 2016-21: Conditional Use Permit, Mercy Clinic Expansion, 3530 Jeffco Blvd.: Dan Jones clarified the address as 3530 Jeffco.

Ted Brandt asked what they were expanding. Dan Jones stated they are removing a demising wall into the adjoining space to give them more room.

Motion by Brian McArthur to approve 2016-21, Conditional Use Permit, Mercy Clinic Expansion of Mercy Clinic at 3530 Jeffco Blvd. based on the four findings. Second by Alan Bess. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, abstain; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays, 1 abstention – *Motion Approved.*

10. SKETCH PLAN

- a. 2016-24: Convenience and gas pumps, 1384 Jeffco Blvd.: Patrick Bennett, Core States Group, 6500 Chippewa Street, Suite 200, St. Louis, MO 63109 and Mike Powers with Circle K were in attendance to answer any questions.

John Tucker asked if the bank building would be torn down. Yes

Brian McArthur asked Christie Hull-Bettale about drainage behind the building.

Jeff Campbell voiced concern about the number of gas stations close to one another.

John Tucker asked about the entrance off Arnold Tenbrook. Mr. Bennett stated they were looking to talk with Staff on the possibility of stacking lanes on Tenbrook.

Del Williams questioned if there was any kind of survey or study done to see if another gas station could be supported in the City of Arnold. Mr. Bennett stated that they did research and this location will be offering more amenities to the consumer than other gas stations near them.

11. STAFF REPORT

- a. PRD – minimum square footage: Discussion postponed.

12. OLD BUSINESS/COMMISSIONERS REPORT: Brian McArthur stated he would like to start up discussions again on traffic generation fees.

Allen Bess asked what was going in at the entrance to Woodland Manor. Christie stated they are putting in a monument sign.

Mr. Bess also reported that G'Sell has only three lots left to sell in Foxwood Estates.

Del Williams thanked Todd Teuscher for all his years of service on the Planning Commission Board.

Andrew Sutton reported that 40% to 50% of the Evergreen trees behind the building where Jimmy Johns is are either dead or dying. They need to be replaced.

13. ADJOURNMENT: Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Jeff Campbell".

Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	1/10/2017						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	7:40 P.M.						
		ROLL CALL	2016-14 - APPROVED	2016-20 - APPROVED	2016-21 - APPROVED		
DEL WILLIAMS		P	Y	Y	Y		
JOHN TUCKER		P	Y	Y	Y		
ANTHONY SOFIA		P	Y	ABSTAIN	ABSTAIN		
BRIAN MCARTHUR		P	Y	Y	Y		
ALAN BESS		P	Y	Y	Y		
TED BRANDT		P	Y	Y	Y		
FRANK KUTILEK		EXCUSED					
JEFF CAMPBELL		P	Y	Y	Y		
ANDREW SUTTON		P	Y	Y	Y		
MARY HOLDEN		EXCUSED	NO VOTE				
CHRISTIE HULL-BETTALÉ		P	NO VOTE				
DERRICK REDHEAD		P	NO VOTE				
CITY ATTORNEY ROBERT SWEENEY		P	NO VOTE				