

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.

2018-01: CONDITIONAL USE PERMIT FOR ADDITIONAL ASSISTED LIVING AT THE WOODLANDS: Mr. Sutton read the staff report.

There being no questions or comments, the public hearing adjourned at 7:03 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:03 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams (excused), John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale (excused), Derrick Redhead 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 Frank Kutilek. Voice Vote – *Unanimously Approved*.

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the January 9, 2018 meeting as presented. Second by Anthony Sofia. Voice Vote - *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: None

7a. 2018-01: CONDITIONAL USE PERMIT FOR ADDITIONAL ASSISTED LIVING AT THE WOODLANDS: Dan Govero, Govero Land Services, 5929 Old State Rd., Imperial, MO, presented the last phase of the retirement community on behalf of Riley-Spence & Associates, Inc. This last building will be assisted living and will be the same type of building as the last one built which is visibly pleasing to the eye. There will be a covered walkway coming into the building and there are more parking spaces than required.

Frank Kutilek – concerned about the last two homes on Anthony Ct. before 141. The creek behind there had some scouring in the past – has it been addressed.

Dan Govero stated they will not be adding any water to that creek.

Derrick Redhead commented that on Christie's preliminary review, the detention appeared to be set up to work properly.

Mary Holden stated it is at the improvement plan stage when the detailed plans and the detention calculations are submitted along with the size of the basin, where it's going, etc.; so if it's not functioning properly or doesn't meet the codes, a permit will not be issued.

Ted Brandt – questioned only one sidewalk.

Motion by Jeff Campbell to approve 2018-01, Conditional Use Permit for additional assisted living facility at the Woodlands with the findings and seven (7) conditions:

1. Trees shall be planted as a buffer between the single family residences of Anthony Court Subdivision and the storm water detention area.
2. The retaining wall must be tiered or removed from setback.
3. Retaining walls must be decorative and not plain concrete block.
4. Provide architectural elevations indicating material and color.
5. Provide a landscape plan for review and approval. Please refer to our commercial district requirements for expectations on plantings.
6. Provide lighting plan indicating pole heights (20 foot max including base) fixtures, cut sheets, etc.
7. Provide a parking formula/demand estimate demonstrating that parking can be handled by the site. Street parking will not be allowed.

Second by John Tucker. Roll call vote: John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – ***Motion Approved.***

7b. 2018-02: COMMERCIAL SITE PLAN, WOODLANDS ASSISTED LIVING FACILITY: Andrew Sutton read the staff report.

Jeff Campbell – asked if there was any way to get additional parking.

Charles Riley, Clayton, MO, commented that when the construction is finished they will be expanding the parking area.

Frank Kutilek – commented that Woodland's has always been good neighbors.

Motion by Jeff Campbell to approve 2018-02, Commercial Site Plan, Woodlands Assisted Living Facility with the findings and seven (7) conditions:

1. The retaining wall must be tiered or removed from setback.
2. Retaining walls must be decorative and not plain concrete block.
3. Provide architectural elevations indicating material and color.
4. Provide a landscape plan for review and approval. Please refer to our commercial district requirements for expectations on plantings.
5. Provide lighting plan indicating pole heights (20 foot max including base) fixtures, cut sheets, etc.
6. Provide a parking formula/demand estimate demonstrating that parking can be handled by the site. Street parking will not be allowed.

Second by Frank Kutilek. Roll call vote: John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Derrick Redhead: No Report

Bob Sweeney: Commented on proposed bill HB1991 which limits a municipality's ability to control the placement of wireless antennas and adjacent equipment on municipal rights of way and asked the commissioners to reach out to their legislators.

Mary Holden: Stated she would send everyone the information on this bill.

10. OLD BUSINESS/COMMISSIONERS REPORT: Ted Brandt – asked about the Christ property. Mary stated that the Council made a motion to deny the conditional use permit. When the current leases end, they will not be able to be rented out again. Letters will be going out to those current renters.

11. ADJOURNMENT: Meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary



**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	1/23/2018						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	7:23 P.M.						
		ROLL CALL	2018-01 - APPROVED	2018-02 - APPROVED			
DEL WILLIAMS	EXCUSED						
JOHN TUCKER	P	Y	Y				
ANTHONY SOFIA	P	Y	Y				
BRIAN MCARTHUR	P	Y	Y				
ALAN BESS	P	Y	Y				
TED BRANDT	P	Y	Y				
FRANK KUTILEK	P	Y	Y				
JEFF CAMPBELL	P	Y	Y				
ANDREW SUTTON	P	Y	Y				
CHRIS FORD	P	Y	Y				
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	EXCUSED	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					