

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.

2017-24: CONDITIONAL USE PERMIT FOR A FOUR (4) FAMILY AT 607 CHRIST DRIVE: Mr. Sutton read the staff report.

Conrad Marsala, 630 Dornseif, opposes this request. Being apartments brings the property values down; deters future home buyers; there is already a duplex up the street that is an eyesore, don't want more of that; junk in yard. Some renters just don't care and some landlords just don't care.

Susan Blust, 608 Christ, read a prepared statement listing reasons for her opposition: property not kept up; junk and garbage all over; noisy; cars in and out at all hours of the night and occasionally blocking their driveway. If it was single-family maybe the owners would take pride in their property.

John Thomas, 600 Christ Dr., opposes – lowers property values; dead end street/traffic concerns.

Lisa Sofia, 3818 Baeumner Dr., listing agent for the property stated it is currently under contract being sold to an investor who is planning a total renovation including new tenants. Things will change.

Vicki Shoultz, 627 Dornseif, has lived there for over twenty years and this property is an eyesore. Even if they clean it up, how long will it take before it declines? 4-family not right for this location.

Debra Marsala, 630 Dornseif, has lived in her house for thirty years – opposes the apartments, they are an eyesore; always picking up trash and due to the type of people that live there, we could lose some good people that have lived in this neighborhood a long time.

There being no more questions or comments, the public hearing adjourned at 7:19 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:19 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, Jeff Campbell (excused), Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present, 1 excused.

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

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the December 12, 2017 meeting as presented. Second by Frank Kutilek. Voice Vote - *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: Vickie Shoults, 627 Dornseif, asked if everyone in the subdivision was notified and how. Mary Holden stated that State Statute requires that adjacent property owners within 185 feet are notified; a public noticed is placed in the paper and a sign is p osted on the property.

Susan Blust, 608 Christ, commented that she has spoke with a lot of the residents that could not make tonight's meeting and they are also against these apartments.

Conrad Marsala, 630 Dornseif, also spoke to many of the elderly neighbors that could not make it to the meeting and they too object to these apartments.

7a. 2017-24: CONDITIONAL USE PERMIT FOR A FOUR (4) FAMILY AT 607 CHRIST DRIVE: Ted Brandt asked what the new owner planned to do in the way of rehabbing.

Joe Flanakin, Pridy Family Trust, 411 N. 5th St., Ellsbury, MO, does not know what the new owner plans on doing with the property.

Lisa Sofia, stated that she is the listing agent and only knows what she was told and that is that he was going to upgrade the property but does not know what that means.

Bob Sweeney commented that if the Board chooses to grant the application, it will be with the attached conditions which would bring the property up to code.

Bob Sweeney also commented that this property has operated for quite some time as a 5-family apartment without the city knowing. There is consternation with the neighbors but the seller and new owner are trying to do the right thing by attempting to come into compliance with the city.

Del Williams - would have the same concerns as the neighbors.

John Tucker – approve and let new owner rehab and it's nicer (at least for a while if not longer) or deny and possibly have an abandoned building sitting there.

Brian McArthur – 5-family should stop immediately. Designed as a single-family structure not a 4 or 5-family structure. Is it even structured correctly?

Frank Kutlek – How long do they have to complete the renovations? Concerned that there is no time limit.

Mary Holden stated that she would suggest that once a tenant moves out, no one moves back in until the renovation of that unit is complete.

Anthony Sofia – asked if any occupancy inspections had ever been done on this building by the city.

Mary Holden stated there were, but the inspectors were not aware it was operating without approvals.

Del Williams – Asked if two conditions could be added. “The property be completely renovated within 365 days from the date of closing” and “The structure must be completely vacant for the renovations to take place.”

Mary Holden suggested keeping the condition of all improvement must be done within 365 days but not the condition of all tenants must move out. That way, if the improvements are not done within 365 days, we can post the building as uninhabitable or as a dangerous structure.

Frank Kutilek – Two choices: approve 4-family or bring property into compliance.

John Tucker – Asked if they deny the 4-family can we require this structure be converted back to a single-family.

Bob Sweeney stated the answer is yes but it’s not automatic.

Motion by Ted Brandt to approve 2017-24, Conditional Use Permit for a Four (4) Family at 607 Christ Drive with the four (4) findings and the following six (6) conditions:

1. This approval is for the operation of a maximum of four (4) family dwelling units.
2. Receive a passing property maintenance inspection from the City of Arnold and Rock Community Fire Protection District to include installing and/or repairing windows, screens, siding, and all other items identified during the inspection by both the City and Fire Department.
3. Pave the driveway.
4. Bring the property into compliance with all other applicable codes of the City.
5. The property is completely renovated within 365 days from the date of closing.
6. The structure must be completed vacant for the renovations to take place.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; John Tucker, no; Anthony Sofia, abstain; Brian McArthur, no; Alan Bess, no; Ted Brandt, no; Frank Kutilek, no; Andrew Sutton, no; Chris Ford, yes. 2 yeas, 6 nays, 1 abstention – ***Motion Failed.***

STAFF REPORT: Mary Holden: No report.

Derrick Redhead: No report.

Christie Hull-Bettale: No report.

10. OLD BUSINESS/COMMISSIONERS REPORT: None

11. ADJOURNMENT: Meeting adjourned at 8:01 p.m.

Respectfully Submitted,


Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	1/9/2018						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	8:01 P.M.						
		ROLL CALL	2017-24 - FAILED				
DEL WILLIAMS		P	Y				
JOHN TUCKER		P	N				
ANTHONY SOFIA		P	ABSTAIN				
BRIAN MCARTHUR		P	N				
ALAN BESS		P	N				
TED BRANDT		P	N				
FRANK KUTILEK		P	N				
JEFF CAMPBELL		EXCUSED					
ANDREW SUTTON		P	N				
CHRIS FORD		P	Y				
MARY HOLDEN		P		NO VOTE			
CHRISTIE HULL-BETTALE		P		NO VOTE			
DERRICK REDHEAD		P		NO VOTE			
CITY ATTORNEY ROBERT SWEENEY		P		NO VOTE			