

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 December 14, 2010
6. Questions from the floor
7. Commercial Site Plan
 - a) 2010-34, Out lot #2, 2201 Michigan Ave., Retail building
8. Staff Report
 - a) Update on Comprehensive Plan
 - b) Goals of the Planning Commission for 2011
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JANUARY 11, 2011 / 7:00 P.M.

MINUTES

PUBLIC HEARING

No public hearings

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 (absent), Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang (excuse), Todd Teuscher, Mary Holden (excused), Christie Hull-Bettale. 8 voting members present – 1 excused, 1 absent.

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

APPROVAL OF MINUTES: Christie Hull-Bettale commented that Jeff Campbell had called in advance and identified that condition #8 was missing on 7a which was corrected on the original copy of the minutes. Motion by Jeff Campbell to approve the minutes from the December 14, 2010 meeting as amended. Second by Frank Kutilek. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2010-34, COMMERCIAL SITE PLAN FOR OUT LOT #2, 2201 MICHIGAN AVE., RETAIL BUILDING: Jeff Campbell asked if they have provided the appropriate loading spaces. Christie stated that they are not identified on the plan but it does look like there is adequate space to the rear of the building.

Elliot Reed, Cochran Engineering, stated that they do not have loading spaces per say, but there are parallel parking spaces behind the building that are 22' wide, which could be turned into a loading zone.

Christie commented condition #3 should be that they stripe the loading zone at the rear of the building.

Ted Brandt questioned large trucks being able to get in there with regard to the curbs.

Jeff Fitter questioned how far it is between the edge of the curb and the backside of the dumpsters. Feels there may not be enough room to swing all the way around.

Jeff Fitter questioned if the color scheme was the same as the rest of the plaza; how many units; timeline for completion.

Bryan Wucher questioned if the existing retaining wall would remain. Mr. Elliot stated that it would be removed and replaced with a 4' tall fence on top.

Jeff Campbell requested condition #4 be added to modify the curb entrances making them accessible for large over the road trucks and Fire District approval.

Ted Brandt questioned pedestrian paths.

Discussion on foot traffic between new development and Wal-Mart.

Frank Kutilek asked the definition of standard duty asphalt and questioned if it will work for large trucks. Christie commented that we do not have any code requirements for the paving. It is up to the applicant/owner to choose their type of paving and to maintain it.

Todd Teuscher recommended some landscape changes:

- Replace euonymus with smaller shrub such as spirea.
- Replace red buds with large canopy shade trees at Michigan frontage.
- Replace crabapples with large canopy shade trees at rear of building.

Jeff Campbell commented that there is no walkway on the east side.

Jeff Fitter would like a condition added that sidewalks be on both sides or at least on the east side.

Jeff Fitter asked if all the green space would be grass or mulch. Mr. Reed stated there will be some mulch and some grass.

Motion by Jeff Campbell to approve 2010-34, Commercial Site Plan, Out Lot 2, 2201 Michigan Ave., Retail Building with the following seven (7) conditions:

1. Lighting for the site and building must be shielded. Bare bulbs, wall packs, etc. are not allowed. Please provide information regarding the specifications for all lighting and how they are shielded.
2. Please indicate pedestrian circulation within the site (see condition #7).
3. Stripe loading zone at the rear of the building.
4. Make both curb entrances accessible for large over the road trucks and Fire District approval.
5. Add connection to public sidewalk making a pedestrian access to Michigan Ave.

6. Landscape changes:

- Replace euonymus with smaller shrub such as spirea.
- Replace red buds with large canopy shade trees at Michigan frontage.
- Replace crabapples with large canopy shade trees at rear of building.

7. Add sidewalks to the east side and a curb sidewalk opening at the west side.

Second by Jeff Fitter. Roll call vote: Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Approved*.

STAFF REPORT: COMPREHENSIVE PLAN UPDATE: The second open house will be on March 29, 2011 at the Recreation Center. The Planning Consultants will be there to present their findings. Sometime before the open house, Mary will have the Consultants in to discuss their findings with the Planning Commission. The online survey will be open until February 1, 2011.

Ted Brandt commented that he was unable to fill a survey out online. It was explained that only one survey could be completed per computer (IP address). Christie stated she would email Ted a survey to fill out.

Jeff Fitter questioned the possibility of removing the block to allow more than one user at the same computer to do the survey. Instead of using the IP address maybe use an email, then they can compile email addresses to respond with thank yous and/or updates. Christie stated she would check with the City's IT Technician.

GOALS OF THE PLANNING COMMISSION FOR 2011: Jeff Fitter stated he believes one big objective is to lay out a plan as to how to make Arnold more pedestrian friendly. He would also like to have the Planning Commission put some thoughts and recommendations for ordinance changes or additions to encourage greener buildings, energy efficient, solar, etc. Also would like to continue updating the codes as far as landscaping and site plans.

Frank Kutilek suggested making the city wi-fi. Jeff Fitter stated that it would be very expensive to do the whole city but you could do sections.

Christie Hull-Bettale also reported Mary is getting good response as far as resumes for the Economic Developer position.

OLD BUSINESS: Frank Kutilek asked the status of:

- Gas station at Shop n Save - Christie commented that they never came back through.
- Planned Residential Development proposed on Old Lemay Ferry - Mary and the Mayor attended a meeting last week on their behalf. The developer is trying to get a grant.

- Christian Brothers Automotive – waiting for the contractors to come in to get a permit. Christie believes they are waiting until the spring.
- Foxwood Estates – court date is coming up.

Frank Kutilek would like to find a way to track the status on projects.

COMMISSIONERS REPORT: Jeff Fitter commented that Brian McArthur, Del Williams and himself were on the steering committee for the Comprehensive Plan update. He was very impressed with the consultants. He has very high expectations as to what they will be able to provide. Complimented Mary and staff for doing a fabulous job in bringing in the right people for the steering committee.

Bryan Wucher thanked Christie for the Bethel Church information he requested.

Roy Wilde would like guardrail requirements looked into for sites such as the VFW.

Brian McArthur stated that he would like a full size set of updated plans available prior to the meeting. He does not like the applicant bringing the plans the night of the meeting. He has also noticed some of the plans come through without a location map on them. Brian also commented on the Comprehensive Plan meetings stating that there are rumors going around that we are having these meetings to tell the public what we plan on doing. If people would attend the meetings they would see we are asking for public input as to what they want not dictating what will be done. There are many misnomers out there such as the Hometown Plan is setting there to enable the city to start using eminent domain.

ADJOURNMENT: Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

