



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, JANUARY 14, 2020**

MEMBERS: Andrew Sutton (Chair), Frank Kutilek (Second), Alan Bess (Secretary), Jeff Campbell, Justin Lurk, Christopher Ford, John Tucker, Del Williams, Phillip Hogan, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Christie Hull-Bettale (Community Development Engineer), Sarah Turner (Community Development Planner).

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES:** November 12, 2019
6. **PUBLIC COMMENT**
7. **PUBLIC HEARING(S):** None
8. **OLD BUSINESS:** None
9. **NEW BUSINESS:**
 - a. **2019-44: Rock Township Ambulance District Commercial Site Plan:** Rock Township Ambulance District is seeking approval of a proposed Commercial Site Plan to allow for a single-story building at 2455 Hickory Square Parkway.
 - a. **2019-45: Plumbers Supply Commercial Site Plan:** Plumbers Supply is seeking approval of a proposed wholesale plumbing supply store at 3405 Robinson Rd.
 - b. **2020 Official Zoning Map Update:** Revised Zoning Map for review.
10. **DIRECTOR'S UPDATE**
11. **COMMISSIONERS UPDATE**
12. **COUNCIL LIAISON REPORT**
13. **NEXT SCHEDULED MEETING:** January 28, 2020
14. **ADJOURNMENT**

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.



PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS NOVEMBER 12, 2019

MINUTES

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Brian McArthur, Alan Bess (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford (excused), Justin Lurk (excused), Phillip Hogan, David Bookless, Sarah Turner, Christie Hull-Bettale (excused), and Bob Sweeney. 7 voting members present, 3 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the October 8, 2019 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved*.

PUBLIC COMMENT: None

PUBLIC HEARINGS:

a. **2019-42 Mustard Seed Preschool (CUP):** Sarah Turner presented the request for a Conditional Use Permit to allow for the operation of a preschool in the basement of St. Mark's United Church of Christ. The applicant, Pamela Steinkamp, is the owner and operator of Mustard Seed Preschool which was previously located in Imperial, Missouri at the Rock Presbyterian Church, 1861 Missouri State Road. Mustard Seed Preschool had already begun operations at this location when a complaint about the preschool's sign brought Staff's attention to the fact that zoning approval for the use was not granted prior to the preschool's opening. The proposed use is consistent with the Comprehensive Plan and meets the review criteria. Based on this finding, Staff requests favorable consideration of the application with the following three (3) conditions:

1. The freestanding sign for the preschool must be a separate, standalone sign.
2. Signage for the preschool shall be modified at the direction of Staff so that it complies with Chapter 415, Signs.
3. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Eliza Brownfield, 624 Robin, read a prepared statement in favor of Mustard Seed Preschool being located in the basement of St. Mark's Church.

Meaghan from Imperial also spoke in favor of the preschool which is where her daughter goes and where her other children will be going.

OLD BUSINESS: None

NEW BUSINESS:

- a. **2019-42 Mustard Seed Preschool (CUP):** Motion by Jeff Campbell to approve 2019-42, Conditional Use Permit to allow Mustard Seed Preschool to operate in the basement of St. Mark's United Church of Christ, 1861 Missouri State Rd. with the three following (3) conditions:
1. The freestanding sign for the preschool must be a separate, standalone sign.
 2. Signage for the preschool shall be modified at the direction of Staff so that it complies with Chapter 415, Signs.
 3. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Second by Frank Kutilek. Roll call vote: Brian McArthur, yes; John Tucker, yes; Frank Kutilek, yes; Jeff Campbell, yes; Del Williams, yes; Andrew Sutton, yes; Phil Hogan, yes. 7 yeas, 0 nays – **Motion Approved.**

- b. **2019-43 Fence Variance:** Sarah Turner presented the applicant's request for a variance to the setback and height restrictions for a fence on a double frontage lot. The purpose is to allow for a 6-foot privacy fence, 2 foot off the rear property line which is in a street yard to Richardson Road. This variance would allow the applicant to construct a 6-foot rear yard privacy fence similar to the fences of his neighbors. The City has not received complaints about these other fences and the rear yard which is highly visible could be considered a detriment to the neighborhood in its current state. Staff finds that the proposed variance meets the review criteria and based on those findings, requests favorable consideration of this application with the following one (1) condition:

1. Fence shall be sight-proof, decorative, and six (6) foot in height.

Motion by Jeff Campbell to approve 2019-43, variance request to the setback and height restrictions for a fence on a double frontage lot at 2113 Chelsea Ct. with the following one (1) condition:

1. Fence shall be sight-proof, decorative, and six (6) foot in height.

Second by Frank Kutilek. Roll call vote: Brian McArthur, yes; John Tucker, yes; Frank Kutilek, yes; Jeff Campbell, yes; Del Williams, yes; Andrew Sutton, yes; Phil Hogan, yes. 7 yeas, 0 nays – **Motion Approved.**

STAFF UPDATE: David Bookless – Distributed the meeting schedule for 2020. David asked if the Commissioners would be interested in looking into possible circumstances where a CUP for a fast food restaurant might not be required.

Sarah Turner – Stated there is one possible application for the December meeting.

Bob Sweeney – No report.

COMMISSIONERS UPDATE:

John Tucker – No report.

Frank Kutilek – No report.

Jeff Campbell – No report.

Del Williams – No report.

Phil Hogan – No report.

Andrew Sutton – No report.

Council Liaison: Brian McArthur – No report.

NEXT SCHEDULED MEETING: December 10, 2019

ADJOURNMENT: Meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Jeff Campbell
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	11/12/2019						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNED:	7:27 P.M.						
		ROLL CALL	2019-42 - APPROVED	2019-43 - APPROVED			
CHRIS FORD		EXCUSED					
JUSTIN LURK		EXCUSED					
BRIAN MCARTHUR		P	Y	Y			
ALAN BESS		EXCUSED					
JOHN TUCKER		P	Y	Y			
FRANK KUTILEK		P	Y	Y			
JEFF CAMPBELL		P	Y	Y			
DEL WILLIAMS		P	Y	Y			
ANDREW SUTTON		P	Y	Y			
PHIL HOGAN		P	Y	Y			
DAVID BOOKLESS		P	NO VOTE				
SARAH TURNER		P	NO VOTE				
CHRISTIE HULL-BETTALE		EXCUSED	NO VOTE				
CITY ATTORNEY ROBERT SWEENEY		P	NO VOTE				