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**City Council Meeting  
Council Chamber**

**January 18, 2024  
7:00 P.M.**

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## **AGENDA**

1. Pledge of Allegiance and Opening Prayer
2. Roll Call
3. Business from the Floor
4. Consent Agenda
  - A. Regular Council Meeting Minutes from **January 4, 2023**
  - B. Payroll Warrant **#T00609 In the Amount of \$457,060.31.**
  - C. Payroll Warrant **#T00616 In the Amount of \$421,875.39.**
  - D. General Warrant **#5850 In the Amount of \$235,978.21.**
5. Ordinances:
6. Resolutions:
  - A. **Resolution #24-01** A Resolution Re-Appointing Various Individuals to Serve on Different Boards with Different Expiration Dates.
  - B. **Resolution #24-02** A Resolution Appointing and Re-Appointing Individuals to Serve on the Board of Adjustment with Different Expiration Dates.
  - C. **Resolution #24-03** A Resolution Authorizing the Mayor to Execute the Proposal from TJ's Landscaping and Tree Service for the City of Arnold.

**D. Resolution #24-04 A Resolution Determining the Advisability of Certain Improvements to Be Made, Ordering the Establishment of the Richardson Glen Neighborhood Improvement District and Authorizing and Approving the Preparation of Preliminary Plans and Specifications for the Improvements Constituting the Richardson Glen Neighborhood Improvement Project.**

**7. Motions:**

- A. A Motion to Approve Liquor License Applications**
- B. A Motion to Approve PC-2023-37 Target MVOE (Conditional Use Permit)**
- C. A Motion to Approve PC-2023-38 Signature Health Clinic (Conditional Use Permit)**
- D. A Motion to Hold a Closed Session Immediately Following the City Council Meeting for The Purpose of Discussing Litigation RSMo 610.021 (1).**

**8. Reports from the Mayor and Council**

**9. Administrative Reports**

**10. Adjournment**

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The pledge of allegiance was recited. Councilman Gary Plunk offered the prayer.

### **ROLL CALL**

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Mullins, (excused), Cooley, McArthur, Moritz, Fulbright, Plunk, Fleischmann, Hood, Richison, Bookless, Lehmann, Sweeney, Crutchley, Wagner (excused), Kroupa and Chief Carroll.

### **MAYOR'S APPRECIATION AWARD**

Mayor Counts presented the award to Brandon Roberts in appreciation of his hard work and dedication at the Arnold Farmers Market.

### **BUSINESS FROM THE FLOOR**

None

### **CONSENT AGENDA**

- A. REGULAR COUNCIL MEETING MINUTES FROM DECEMBER 7, 2023**
- B. PAYROLL WARRANT #T00606 IN THE AMOUNT OF 395,227.02**
- C. GENERAL WARRANT #5848 IN THE AMOUNT OF \$661,440.58**
- D. GENERAL WARRANT #5849 IN THE AMOUNT OF \$907,574.24**

**Butch Cooley made a motion and so moved to approve the consent agenda.** Seconded by Gary Plunk. Roll call vote: Mullins (excused), Cooley, yes; McArthur, yes; Moritz, yes; Fulbright, yes; Plunk, yes; Fleischmann, yes; Hood, yes; 7 Yeas: **Motion carried.**

### **ORDINANCES**

**BILL NO 2872 -- AN ORDINANCE AMENDING SECTION 200.450 OF THE CITY CODE TO ALLOW ALTERNATE MEMBERS FOR THE POLICE PERSONNEL BOARD** was read twice by City Clerk Tammi Casey. Roll call vote: Mullins (excused), Cooley, yes; McArthur, yes; Moritz, yes; Fulbright, yes; Plunk, yes; Fleischmann, yes; Hood, yes; 7 Yeas: **Ordinance passed.**

## **RESOLUTIONS**

### **RESOLUTION NO. 23-70 – A RESOLUTION APPOINTING TIM CRUTCHLEY AS AN ALTERNATE TO THE POLICE PERSONNEL BOARD TO COMPLETE A TWO-YEAR TERM**

**EJ Fleischmann made a motion and so moved to approve Resolution No 23-70.** Seconded by Bill Moritz. Roll call vote: Mullins (excused), Cooley, yes; McArthur, yes; Moritz, yes; Fulbright, yes; Plunk, yes; Fleischmann, yes; Hood, yes; 7 Yeas: **Resolution passed.**

## **MOTIONS**

### **A. A MOTION TO APPROVE LIQUOR LICENSE APPLICATIONS**

Tammi Casey informed council that the Liquor Committee had nothing to bring forward this evening.

### **B. A MOTION TO APPROVE PC-2023-33 MANUP CLINIC (CONDITIONAL USE PERMIT)**

Dave Bookless informed council that the Planning Commission held a Public Hearing at its December 12, 2023 meeting to discuss the clinic/retail store CUP application. The Planning Commission is forwarding a recommendation of approval by a vote of 7 to 0. If no action is taken tonight, the CUP stands approved. No action was taken.

### **C. A MOTION TO APPROVE PC-2023-34 PLAYFUL PAWS (CONDITIONAL USE PERMIT)**

Dave Bookless informed council that the Planning Commission held a Public Hearing at its December 12, 2023 meeting to discuss removing the renewable requirement for the “Boarding” portion of this CUP. The Planning Commission is forwarding a recommendation of approval by a vote of 7 to 0. If no action is taken tonight, the amended CUP stands approved. No action was taken.

### **D. A MOTION TO APPROVE PC-2023-35 MY TINY TREASURES (CONDITIONAL USE PERMIT)**

Dave Bookless informed council that the Planning Commission held a Public Hearing at its December 12, 2023 meeting to discuss the children’s daycare CUP application. The Planning Commission is forwarding a recommendation of approval by a vote of 5 to 2. If no action is taken tonight, the CUP stands approved. No action was taken.

**E. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING LITIGATION PURSUANT TO RSMo 610.021 (1)**

**Bill Moritz made a motion and so moved to hold a closed session immediately following the city council meeting. Seconded by Mark Hood. Roll call vote: Mullins (excused), Cooley, yes; McArthur, yes; Moritz, yes; Fulbright, yes; Plunk, yes; Fleischmann, yes; Hood, yes; 7 Yeas: Motion carried.**

**REPORTS FROM MAYOR AND COUNCIL**

Mayor Counts – Congratulated the members of council whose seats are up for re-election this year, as no one filed to run against them, which he considers a testament to their fine work and leadership.

Brian McArthur, Ward 2 – Stated the retaining wall on Church Road, which is its final stages of completion, looks great.

**ADMINISTRATIVE REPORTS**

None

Mayor Counts announced a five-minute recess before going into Closed Session.


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Closed Session ended at 8:07 p.m.

A motion to adjourn the meeting was made by Bill Moritz. Seconded by Butch Cooley.

Voice vote: All Yeas.

Meeting adjourned at 8:07 p.m.

  
City Clerk Tammi Casey, CMC/MRCC-S

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: COUNCIL MEETING

DATE: 1/4/2024

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO 2872	RESOLUTION NO 23-70	MOTION TO HOLD CLOSED SESSION	
<b>COUNCIL MEMBERS:</b>							
<b>MAYOR</b>	<u>RON COUNTS</u>	PRESENT					
<b>COUNCIL:</b>	<u>RODNEY MULLINS</u>	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	
<b>COUNCIL:</b>	<u>BUTCH COOLEY</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>BRIAN MCARTHUR</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>BILL MORITZ</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>JASON FULBRIGHT</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>GARY PLUNK</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>EJ FLEISCHMANN</u>	PRESENT	YES	YES	YES	YES	
<b>COUNCIL:</b>	<u>MARK HOOD</u>	PRESENT	YES	YES	YES	YES	
<b>CITY ADMINISTRATOR</b>	BRYAN RICHISON	PRESENT	<b>PARKS DIR:</b>		DAVE CRUTCHLEY		PRESENT
<b>CITY CLERK</b>	TAMMI CASEY	PRESENT	<b>PUBLIC WORKS:</b>		JUDY WAGNER		EXCUSED
<b>COM DEV</b>	DAVID BOOKLESS	PRESENT	<b>TREASURER:</b>		DAN KROUPA		PRESENT
<b>FINANCE DIRECTOR</b>	BILL LEHMANN	PRESENT	<b>POLICE DEPT.</b>		CHIEF CARROLL		PRESENT
<b>CITY ATTORNEY</b>	BOB SWEENEY	PRESENT					

**RESOLUTION NO: 24-01**

**A RESOLUTION RE-APPOINTING VARIOUS INDIVIDUALS TO SERVE  
ON DIFFERENT BOARDS WITH DIFFERENT EXPIRATION DATES.**

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BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the following individuals are hereby re-appointed to serve on various Boards until their term expires or a successor has been duly appointed and qualified.

**Section 1. Planning Commission**

1. Del Williams is re-appointed to serve a term of (4) four years that will expire on December 31, 2027.

**Section 2. Parks & Leisure Service Board**

1. Gary Luebbers is re-appointed to serve a term of (2) two years that will expire on January 22, 2026.

**Section 3. Police Personnel Board**

1. Ed Zimmerman is re-appointed to serve a term of (2) two years that will expire on April 1, 2025.

**Section 4. Tourism Commission**

1. Jacob Herget is re-appointed to serve a term of (3) three years that will expire on December 31, 2026.
2. Justin Price is re-appointed to serve a term of (3) three years that will expire on December 31, 2026.

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Presiding Officer of the City Council

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Mayor Ron Counts

ATTEST:

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City Clerk Tammi Casey

Date: \_\_\_\_\_

**RESOLUTION NO. 24-02**

**A RESOLUTION APPOINTING AND RE-APPOINTING INDIVIDUALS  
TO SERVE ON THE BOARD OF ADJUSTMENT WITH DIFFERENT  
EXPIRATION DATES**

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**BE IT RESOLVED** by the Council of the City of Arnold, Missouri, that the following individuals are hereby appointed and re-appointed to serve on the Board of Adjustment until their term expires or a successor has been duly appointed and qualified.

1. Jennifer Kammien is hereby re-appointed as a member to the Board of Adjustment to serve the remainder of a five-year term that will expire on June 30, 2026.
2. Joseph Hendrickson is hereby re-appointed as a member to the Board of Adjustment to serve a remainder of a five-year term that will expire on June 30, 2027.
3. Tim Seidenstricker is hereby appointed as a member to the Board of Adjustment to serve the remainder of a five-year term that will expire on June 30, 2028.
4. Steve Buss is hereby appointed as an alternate member to the Board of Adjustment to serve the remainder of a three-year term that will expire on June 30, 2025.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

**ATTEST:**

\_\_\_\_\_  
City Clerk Tammi Casey

Date: \_\_\_\_\_



# MEMORANDUM



**Date:** January 16, 2024  
**To:** City Council  
**From:** David B. Bookless, Asst. City Administrator/ Community Development Dir.  
**Subject:** Board of Adjustment Appointments/Re-appointments

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Please allow this memorandum to summarize the appointments and re-appointments to the Board of Adjustment.

- 1) Jennifer Kammen is presently a member of the Board of Adjustment. While her current term expiration isn't until June 2024, this re-appointment is intended to re-calibrate the terms of regular Board members so that no more than one expires per year.
- 2) Joseph Hendrickson is presently a member of the Board of Adjustment. His term expired in 2022, but has continued to serve on the Board. This re-appointment is intended to re-calibrate the terms of regular Board members so that no more than one expires per year.
- 3) Tim Seidenstricker is presently a member of the Planning Commission and will continue to do so. He has previously served on the City Council and the Beautification Committee. This appointment is intended to re-calibrate the terms of regular Board members so that no more than one expires per year.
- 4) Steve Buss is presently a member of the Planning Commission and will continue to do so. He is being appointed as an alternate member of the Board. This appointment term is intended to re-calibrate the terms of alternate Board members so that no more than one expires per year.

RESOLUTION NO: 24-03

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE  
PROPOSAL FROM TJ'S LANDSCAPING AND TREE SERVICE FOR  
THE CITY OF ARNOLD.

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BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor be, and is hereby authorized to execute the proposal from TJ's Landscaping and Tree Service to provide brush pick up services to the residents in the city of Arnold.

A copy of said proposal and policy is attached hereto and made a part hereof reference.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

Date: \_\_\_\_\_



# TJ'S LANDSCAPING & TREE SERVICE

1002 Old Missouri State Rd.  
Arnold, MO 63010  
(636) 282-0407

## PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <i>City of Arnold</i>		PHONE	DATE <i>9-5-23</i>
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for: *Brush clean up*

*1 Chip truck, chain saw, blower, rakes, trash cans*  
*1 Chipper*  
*3 man crew*  
*Chips to be hauled off by TJ's & dumped,*  
*\$375.00 per hour*

*Additional man* *\$50.00 per hour*

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*billed per hour* dollars (\$ \_\_\_\_\_ ).

Payment to be made as follows: *upon completion*

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *[Signature]*  
Note: This proposal may be withdrawn by us if not accepted within *30* days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_

## **Brush pick up Policy**

Brush will not be picked up at the following locations:

- Trailer Parks
- Apartment Complexes
- Churches
- Commercial Business
- Schools

All brush must be on the street curb by the start date: April 1, 2024

Residents should have brush on the curb with the cut ends facing the street.

No more than a pick-up truck load at each residence will be picked up.

Limbs must be less than 6" in diameter and no longer than 6 feet long.

DO NOT bag, bind or tie the brush pile.

No leaves will be accepted.

POC 636-236-0875 Ray Dornseif

A RESOLUTION DETERMINING THE ADVISABILITY OF CERTAIN IMPROVEMENTS TO BE MADE, ORDERING THE ESTABLISHMENT OF THE RICHARDSON GLEN NEIGHBORHOOD IMPROVEMENT DISTRICT AND AUTHORIZING AND APPROVING THE PREPARATION OF PRELIMINARY PLANS AND SPECIFICATIONS FOR THE IMPROVEMENTS CONSTITUTING THE RICHARDSON GLEN NEIGHBORHOOD IMPROVEMENT PROJECT

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WHEREAS, the City Council of the City of Arnold, Missouri, has received a petition (the “Petition”), attached hereto as Exhibit 1, requesting the creation of the Richardson Glen Neighborhood Improvement District (the “District”) encompassing the property legally described on Exhibit C (the “District Property”) pursuant to the provisions of certain improvements to be known as the Richardson Glen Neighborhood Improvement Project (the “Project”):

WHEREAS, the Petition was executed by the owners of record of at least two-thirds (2/3), by area, of the District Property; and

WHEREAS, the City Council desires to determine the advisability of the Project, order the establishment of the District, and authorize and approve the preparation of preliminary plans and specifications for the Project,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

Section I

The City Council hereby determines that the making of the improvements constituting the Project, as more specifically described on Exhibit B, which is attached hereto and made a part hereof by reference, are advisable and desirable.

Section II

It is hereby ordered that the District be established, encompassing the District Property as shown on Exhibits C and D, which are attached hereto and made a part hereof by reference.

Section III

The preparation of preliminary plans and specifications for the Project is hereby ordered, authorized, and approved.

Section IV

The City Council hereby states and finds that:

- 1) The name of the Project is the Richardson Glen Neighborhood Improvement Project;

- 2) The general nature of the improvements constituting the Project are as set forth on Exhibit B, which is attached hereto and make a part hereof by reference;
- 3) The estimated cost of the Project is \$153,044.38
- 4) The District shall encompass all of the District Property; the boundaries of the District shall be as shown on Exhibits C and D, which are attached hereto and made a part hereof by reference; and
- 5) The proposed method of assessment is: equal shares per dwelling unit with a minimum of one (1) assessment per lot.

Section V

The final cost of the Project assessed against the District Property, and the amount of general obligations bonds issued for the Project, shall not exceed the estimated cost of the Project, as stated in Section IV above, by more that twenty-five percent (25%).

Passed and approved by the Council of the City of Arnold, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

Attest: \_\_\_\_\_  
City Clerk Tammi Casey

Date: \_\_\_\_\_

## **PETITION FOR CREATION OF THE RICHARDSON GLEN NEIGHBORHOOD IMPROVEMENT DISTRICT LOCATED IN THE CITY OF ARNOLD, MISSOURI**

This petition is presented by the owners of property located within the proposed Richardson Glen Neighborhood Improvement District ("District"), which is located wholly within the corporate limits of the City of Arnold, Missouri.

The signatures contained on Exhibit A represent two-thirds (2/3) or more of the owners or representatives of owners of record by area of all real property within the District. The signatories hereby petition and request that the City of Arnold, Missouri create a neighborhood improvement district to be known as the Richardson Glen Neighborhood Improvement District and incur debt and issue such notes, bonds or other financing to pay for all of the cost of the public improvements within the District. The cost of all the indebtedness or monies provided for said improvements within the District shall be assessed against the real property benefitted by the improvements within the District as provided under the authority of Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "Neighborhood Improvement District Act").

The general nature of the improvements is as follows:

Street and sidewalk slab replacement and new construction; street sign work; and storm water work. A more detailed description of the work contemplated is attached as Exhibit B.

The legal description of the proposed Neighborhood Improvement District is shown on the subdivision plat and adjustment, which is attached as Exhibit C. The proposed District is located entirely within the corporate limits of the City of Arnold, Missouri. A boundary map of the proposed District is shown on Exhibit D.

The estimated cost of the proposed public improvement is \$153,044.38. The final cost of said improvements assessed against the real property within the District shall not exceed such estimated cost by more than 25%. The estimated costs by category are set forth in Exhibit B.

The owners of record of the real property located within the boundaries of the District are shown on Exhibit E, which shall serve as the proposed assessment roll. The proposed method of assessment to pay for the costs associated with the public improvements within the District is as follows: the costs will be assessed equally against each lot or parcel of property located within the District. Each lot or parcel of property located within the District is benefitted by the improvements. The signatories to Exhibit A hereby declare and agree that the proposed method of assessment is a fair and reasonable.

All exhibits attached hereto are incorporated herein by reference.

The names and signatures on this petition may not be withdrawn later than seven (7) days after this petition is filed with the City Clerk of the City of Arnold, Missouri.

## Richardson Glen NID Petition - Exhibit A

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Carol Ann Bihl

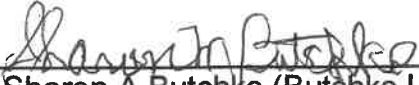
2100 Long Glen Ln



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Robert G Butchko (Butchko Living Trust)

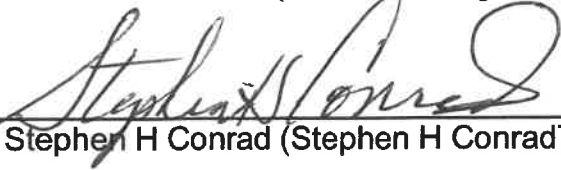
2102 Long Glen Ln



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Sharon A Butchko (Butchko Living Trust)

2102 Long Glen Ln



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Stephen H Conrad (Stephen H Conrad Trust)

2112 Long Glen Ln

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Karl F Meyer (Karl F & Dorothy M Meyer Trust)

2113 Long Glen Ln

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Dorothy M Meyer (Karl F & Dorothy M Meyer Trust)

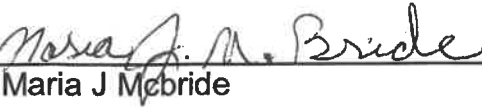
2113 Long Glen Ln



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William C Gutweiler

2114 Long Glen Ln



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Maria J McBride

2115 Long Glen Ln



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Randal L Peebles

2118 Long Glen Ln



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Sharon L Peebles

2118 Long Glen Ln



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Hugh R Mugfor

2120 Long Glen Ln



## Richardson Glen NID Petition - Exhibit A

*Deceased AB*

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Allen H Brouk 2124 Long Glen Ln

*Gayle A Brouk*

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Gayle A Brouk 2124 Long Glen Ln

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Amy R Henry 2126 Long Glen Ln

*Kevin E. Jekel*

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Kevin Jekel (Kevin & Dorothy Jekel Trust) 2130 Long Glen Ln

*Dorothy A Jekel*

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Dorothy Jekel (Kevin & Dorothy Jekel Trust) 2130 Long Glen Ln

*Michael R Wiesehan*

---

Michael R Wiesehan 2132 Long Glen Ln

*Barbara A Wiesehan*

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Barbara A Wiesehan 2132 Long Glen Ln

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Larry J Belman (Belman Trust) 2133 Long Glen Ln

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Bonnie K Belman (Belman Trust) 2133 Long Glen Ln

*Gayle E. Sheahan*

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Gayle E Sheahan (Sheahan Box Family Trust) 2135 Long Glen Ln

*Marvin L Stewart*

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Marvin L Stewart (Marvin L & Anna M Stewart Trust) 2136 Long Glen Ln

## Richardson Glen NID Petition - Exhibit A

*Anna M Stewart*

Anna M Stewart (Marvin L & Anna M Stewart Trust)

2136 Long Glen Ln

*Kay Kersting*

Kay Kersting

2138 Long Glen Ln

*Donald R Niemeyer*

Donald R Niemeyer (Donald R & Catherine M Niemeyer Trust)

2142 Long Glen Ln

*Catherine M Niemeyer*

Catherine M Niemeyer (Donald R & Catherine M Niemeyer Trust)

2142 Long Glen Ln

*Robert B Haug*

Robert B Haug

2143 Long Glen Ln

*Madeline L Haug*

Madeline L Haug

2143 Long Glen Ln

*Elfriede Kasner*

Elfriede Kasner

2144 Long Glen Ln

*Vicki L Aden*

Vicki L Aden (Aden Trust)

2145 Long Glen Ln

*Terry Winters*

Terry Winters

2148 Long Glen Ln

*Robert T Tweedie*

Robert T Tweedie

2149 Long Glen Ln

*Reda E Tweedie*

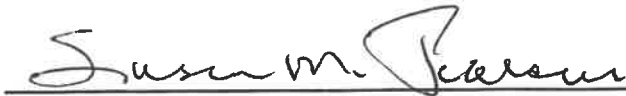
Reda E Tweedie

2149 Long Glen Ln

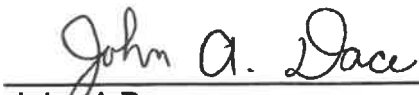
# Richardson Glen NID Petition - Exhibit A

  
John S Pearson

2150 Long Glen Ln

  
Susan M Pearson

2150 Long Glen Ln

  
John A Dace

2151 Long Glen Ln

  
Deborah F Dace

2151 Long Glen Ln

  
Dolores M Beger (1010 State Trust)

2154 Long Glen Ln

  
Roma J Wicks

2155 Long Glen Ln

Emma V Cieslinski (Emma V Cieslinski Trust)

2156 Long Glen Ln

  
Shawn M Herrin (Herrin Trust)

2157 Long Glen Ln

  
Charlene M Herrin (Herrin Trust)

2157 Long Glen Ln

Joseph C Montgomery (Joseph C & Wilda F Montgomery Trust)

3000 Ems Glen Ln

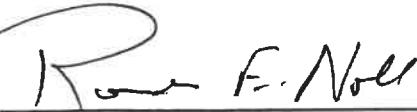
Wilda F Montgomery (Joseph C & Wilda F Montgomery Trust)

3000 Ems Glen Ln

## Richardson Glen NID Petition - Exhibit A

  
Linda M Ray (Linda M Ray Trust)

3002 Ems Glen Ln

  
Ronald F Noll

3006 Ems Glen Ln

  
Linda M Noll

3006 Ems Glen Ln

  
Lloyd K Seifert (Seifert Living Trust)

3008 Ems Glen Ln

  
Patricia L Seifert (Seifert Living Trust)

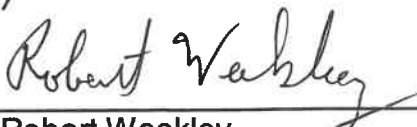
3008 Ems Glen Ln

  
Earl Crutchley (Earl & Janet Crutchley Trust)

3013 Ems Glen Ln

  
Janet Crutchley (Earl & Janet Crutchley Trust)

3013 Ems Glen Ln

  
Robert Weekley

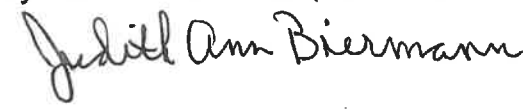
3015 Ems Glen Ln

  
Susan Weekley

3015 Ems Glen Ln

  
Sylvester J Biermann (Biermann Living Trust)

3019 Ems Glen Ln

  
Judith Ann Biermann (Biermann Living Trust)

3019 Ems Glen Ln

# Richardson Glen NID Petition - Exhibit A

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Gerald L Kovac (Kovac Living Trust) 3020 Ems Glen Ln

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Barbara A Kovac (Kovac Living Trust) 3020 Ems Glen Ln

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*Mary Levall*  
Gary Levall 3021 Ems Glen Ln

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*Deidra Levall*  
Deidra Levall 3021 Ems Glen Ln

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*Deceased*  
Francis J Halfmann 3022 Ems Glen Ln

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*Mary L Halfmann*  
Mary L Halfmann 3022 Ems Glen Ln

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Frank A Kutilek Jr (Frank A Jr & Elizabeth A Kutilek Trust) 3025 Ems Glen Ln

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*Deceased*  
Elizabeth A Kutilek (Frank A Jr & Elizabeth A Kutilek Trust) 3025 Ems Glen Ln

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*Peggy Scher*  
Peggy Scher 3027 Ems Glen Ln




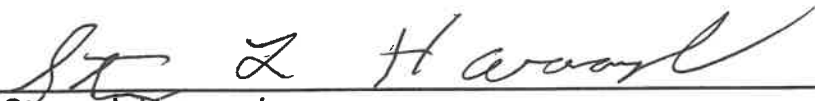
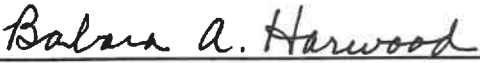




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*Ronald H Adams*  
Ronald H Adams (Ronald H & Carole J Adams Trust) 3031 Ems Glen Ln






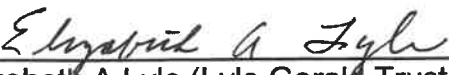
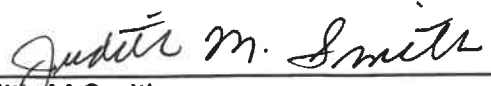
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*Deceased*  
Carole J Adams (Ronald H & Carole J Adams Trust) 3031 Ems Glen Ln

## Richardson Glen NID Petition - Exhibit A

 Carol Ann Meyer (Carol Ann Meyer Trust)	3032 Ems Glen Ln
 Deanna M Schmidt (Deanna M Schmidt Trust)	3033 Ems Glen Ln
 Jannett D Lacroix	3034 Ems Glen Ln
 Steven L Harwood	3037 Ems Glen Ln
 Barbara A Harwood	3037 Ems Glen Ln
 W R Wilkinson	3038 Ems Glen Ln
 Lula M Wilkinson	3038 Ems Glen Ln
 David R Puettmann	3039 Ems Glen Ln
 Jeanne M Puettmann	3039 Ems Glen Ln
Kenneth W Thoren (Thoren Trust)	3040 Ems Glen Ln
Helen A Thoren (Thoren Trust)	3040 Ems Glen Ln

## Richardson Glen NID Petition - Exhibit A

 Athla Sue Bergman (Athla Sue Bergman Trust)	3043 Ems Glen Ln
 Bill J Fiers	3044 Ems Glen Ln
 Janet K Fiers	3044 Ems Glen Ln
 Geraline F Spiros (Spiros-Boedges Trust)	3045 Ems Glen Ln
 Rober J Boedges (Spiros-Boedges Trust)	3045 Ems Glen Ln
 Kenneth J Barczewski( Kenneth J & Becky A Barczewski Trust)	3046 Ems Glen Ln
 Becky A Barczewski( Kenneth J & Becky A Barczewski Trust)	3046 Ems Glen Ln
 Brenda J Govro	3049 Ems Glen Ln
 Gerald C Lyle (Lyle Gerald Trust Etal)	3050 Ems Glen Ln
 Elizabeth A Lyle (Lyle Gerald Trust Etal)	3050 Ems Glen Ln
 Judith M Smith	3051 Ems Glen Ln

# Richardson Glen NID Petition - Exhibit A

*Marlene Renee Berlin*

Marlene Renee Berlin (Marlene Renee Berlin Trust)

3052 Ems Glen Ln

*Deceased*

Richard A Uelentrup

3056 Ems Glen Ln

*Kathryn M. Uelentrup*

Kathryn Uelentrup

3056 Ems Glen Ln

*Jeffrey K. Amann*

Jeffrey K Amann

3063 Ems Glen Ln

*Linda M Squires*

Linda M Squires

3064 Ems Glen Ln

*Helen Hamil Luer*

Helen Hamil Luer (Helen Hamil Luer Trust)

3065 Ems Glen Ln

✓

Edward Saladin

3066 Ems Glen Ln



## Richardson Glen Neighborhood Improvement District - Estimate - Exhibit B

Signage	Qty	Cost/each	Estm Cost
Speed Sign	1.00	\$70.00	\$70.00
Stop Sign	1.00	\$70.00	\$70.00
Street Name Sign	2.00	\$100.00	\$200.00
No Outlet Topper	2.00	\$100.00	\$200.00
No Parking - Fire District	10.00	\$35.00	\$350.00
			\$890.00
<b>Sidewalks</b>			
Address	Qty ( lin ft)	\$-sq/yd	
*All Sidewalks ADA (remove replace)			
Long Glen - Sum all	width 4	1550.00	\$10.00 \$15,500.00 \$0.00
Ems Glen - Sum all	4	2350.00	\$10.00 \$23,500.00
ADA Ramp ALL	4.00	\$1,035.00	\$4,140.00
			\$43,140.00
<b>Streets</b>			
3000 Ems Glen LN	16X13	sq/ft 208	sq/yd 23.11 \$50 sq/yd \$1,155.56
3002			0.00 \$0.00
3006	27X13	351	39.00 \$1,950.00
3006	27X13	351	39.00 \$1,950.00
3008	26X13	338	37.56 \$1,877.78
3008	14X13	182	20.22 \$1,011.11
3008	12X13	156	17.33 \$866.67
3008	26X13	338	37.56 \$1,877.78
3013	30X13	390	43.33 \$2,166.67
3019-3025	74X13	963	107.00 \$5,350.00
3025-3027	51X13	663	73.67 \$3,683.33
3037	32X13	416	46.22 \$2,311.11
3034	32X13	416	46.22 \$2,311.11
3039	16X13	208	23.11 \$1,155.56
3038	71X13	923	102.56 \$5,127.78
3043-3045	30X13	390	43.33 \$2,166.67

3050	15X13	195	21.67	\$1,083.33
3056	31X13	403	44.78	\$2,238.89
3063	15X13	195	21.67	\$1,083.33
3063	26X26	676	75.11	\$3,755.56
Cul-de-sac	9X13	117	13.00	\$650.00
3066	9X13	117	13.00	\$650.00
3064	16X13	208	23.11	\$1,155.56
3064	12X13	156	17.33	\$866.67
3064	13X13	169	18.78	\$938.89
3064	6X13	78	8.67	\$433.33
Long Glen	Cul-de-sac	78	8.67	\$433.33
2102	curb	9	1.00	\$50.00
2100	curb	9	1.00	\$50.00
2115	12X13	156	17.33	\$866.67
2114	34X13	442	49.11	\$2,455.56
2118	curb	9	1.00	\$50.00
2142	13X13	169	18.78	\$938.89
2143	13X13	169	18.78	\$938.89
2145	27X13	351	39.00	\$1,950.00
2149	27X13	351	39.00	\$1,950.00
2155-2157	71X13	923	102.56	\$5,127.78
2156	58X13	754	83.78	\$4,188.89
A2 Joint Lot3/Lot 6	26lf	26	26.00	\$780.00
A2 Joint Lot 13/Lot 6	26lf	26	26.00	\$780.00
Crackseal All Streets	5% of cost			
	street pave			\$3,418.83
<b>Storm sewers</b>				\$71,795.50
AI-31	Medalion	1	1.00	\$10.00
FA3-30	pass			\$0.00
OF-3	Medalion	1	1.00	\$10.00
MH-2	Uncover ATG - medalion	1	1.00	\$310.00



MH-22	New lid - medalion	1	\$160.00	\$160.00
MH-11	pass		\$0.00	
DAI-12	Medalion	1	\$10.00	\$10.00
MH-10	Uncover ATG - medalion	1	\$310.00	\$310.00
FE-9	remove brush - fallen trees	1	\$160.00	\$160.00
FE-13	remove brush - fallen trees	1	\$160.00	\$160.00
MH-7	Uncover ATG - medalion	1	\$310.00	\$310.00
FE-8	remove brush - fallen trees	1	\$160.00	\$160.00
DAI-15	New stone - medalion	2	\$310.00	\$620.00
MH-14	Uncover ATG - medalion	1	\$310.00	\$310.00
CULVERT 35-36 Creekline from 35- Richardson Rd	remove brush - fallen trees remove fallen trees clean and restore flowline	2 3	\$310.00 \$160.00	\$620.00 \$480.00
Dentetion swale		1	\$160.00	\$160.00
			Total Sum	\$6,610.00
			Add 25%	\$122,435.50
			<b><u>\$153,044.38</u></b>	<b><u>Grand Total</u></b>

Unit Cost used from STL <https://stlouiscountymo.gov/st-louis-county-departments/transportation-and-public-works/roadway-publications-and-manu>

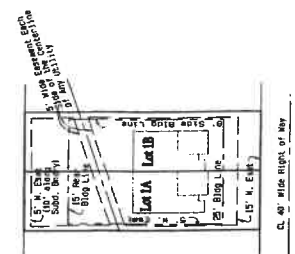
# Richardson Glen Plat 2

A resubdivision of Richardson Glen,  
 a Subdivision located in the Northeast Quarter of Fractional Section 36,  
 Township 43 North, Range 5 East and  
 U.S. Survey 2991, Township 43 North, Range 5 and 6 East,  
 City of Arnold,  
 Jefferson County, Missouri.

Zoned R-4

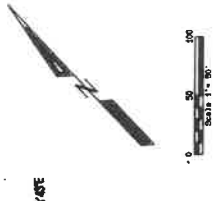
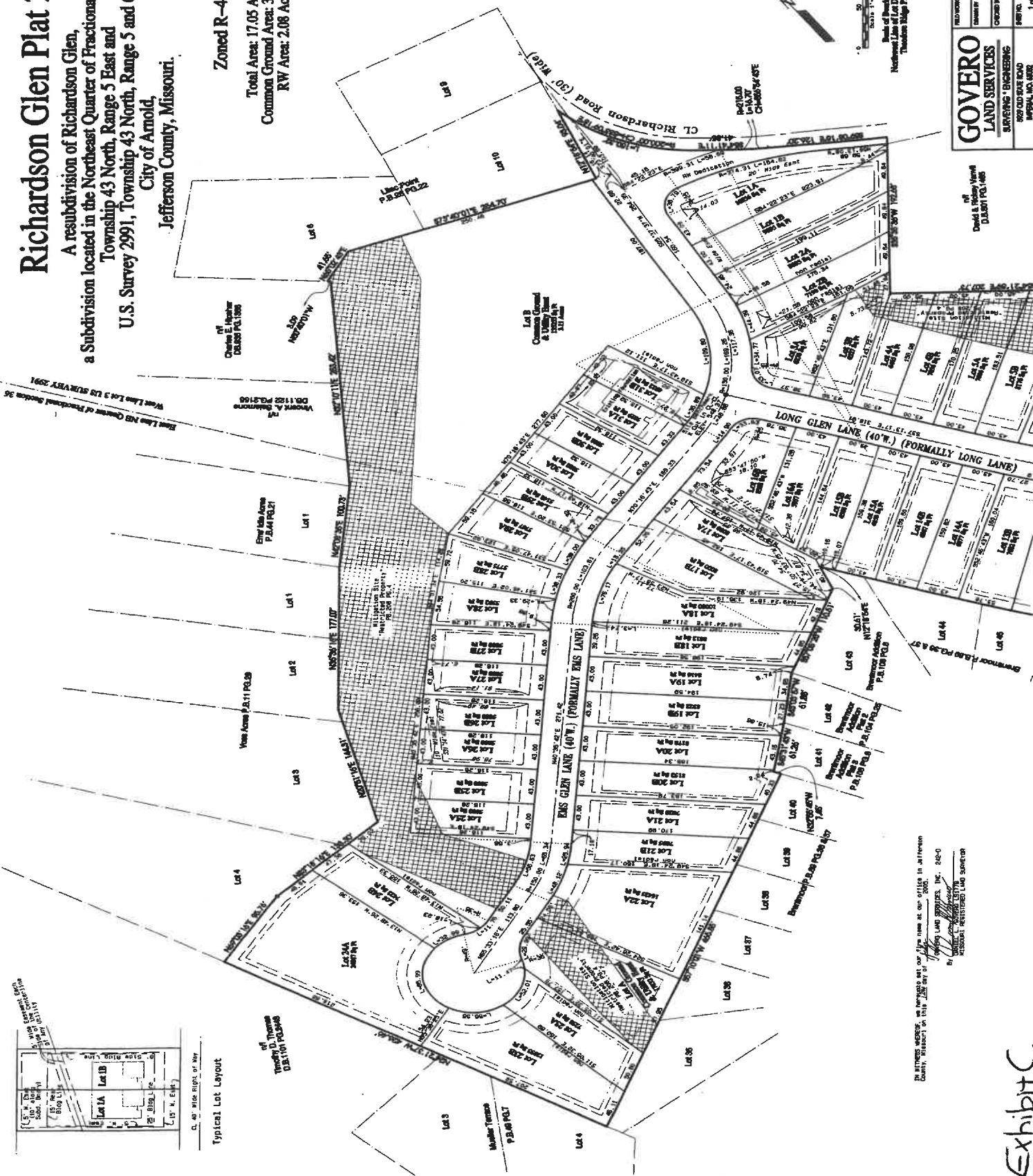
Total Area: 17.05 Acres  
 Common Ground Area: 3.51 Acres  
 RW Area: 2.08 Acres

East Line NB Quarter of Fractional Section 36  
 West Line Lot 3 US SURVEY 2991



Typical Lot Layout

of  
 Township 43 North  
 D.B. 1101 PLS 248



Book of Platting in the  
 Northwest Line of Lot D Common Ground  
 Township 43 North Range 5 East PLS 248

<b>GOVERO</b>		REGISTERED	T. Keyes
LAND SERVICES		COUNTY	T. Madison
SURVEYING & ENGINEERING		CITY	D. Coward
909 OLD STATE ROAD		STATE NO.	43110
JEFFERSON COUNTY, MISSOURI		PLAT NO.	1 of 2
		DATE	04/08

of  
 David & Nancy Ward  
 D.B. 1101 PLS 468

IN WITNESS WHEREOF, we have caused our firm to cause our office in Jefferson  
 County, Missouri, on this 22nd day of May, 2005.  
 by *[Signature]*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

Exhibit C





Sources: City of Annapolis, State of Missouri, STL Imagery Consortium, Maxar, Microsoft, Esri Community Maps contributors, County of St. Louis, Jefferson County, MO, Missouri Dept. of Transportation, Esri, HERE, Garmin, Swirecity, GeoTechnology, Inc, MBL/NSA, USGS, EPA, NPS, US Census, GeoTechnology, Inc, MBL/NSA, USGS, EPA, NPS, US Census Bureau, USDOA

## Richardson Glen NID - Property Owner List - Exhibit E

Carol Ann Bihr	2100 Long Glen Ln
Robert G Butchko (Butchko Living Trust)	2102 Long Glen Ln
Sharon A Butchko (Butchko Living Trust)	2102 Long Glen Ln
Stephen H Conrad (Stephen H Conrad Trust)	2112 Long Glen Ln
Karl F Meyer (Karl F & Dorothy M Meyer Trust)	2113 Long Glen Ln
Dorothy M Meyer (Karl F & Dorothy M Meyer Trust)	2113 Long Glen Ln
William C Gutweiler	2114 Long Glen Ln
Maria J McBride	2115 Long Glen Ln
Randal L Peebles	2118 Long Glen Ln
Sharon L Peebles	2118 Long Glen Ln
Hugh R Mugfor	2120 Long Glen Ln
Allen H Brouk	2124 Long Glen Ln
Gayle A Brouk	2124 Long Glen Ln
Amy R Henry	2126 Long Glen Ln
Kevin Jekel (Kevin & Dorothy Jekel Trust)	2130 Long Glen Ln
Dorothy Jekel (Kevin & Dorothy Jekel Trust)	2130 Long Glen Ln
Michael R Wiesehan	2132 Long Glen Ln
Barbara A Wiesehan	2132 Long Glen Ln
Larry J Belman (Belman Trust)	2133 Long Glen Ln
Bonnie K Belman (Belman Trust)	2133 Long Glen Ln
Gayle E Sheahan (Sheahan Box Family Trust)	2135 Long Glen Ln
Marvin L Stewart (Marvin L & Anna M Stewart Trust)	2136 Long Glen Ln
Anna M Stewart (Marvin L & Anna M Stewart Trust)	2136 Long Glen Ln
Kay Kersting	2138 Long Glen Ln
Donald R Niemeyer (Donald R & Catherine M Niemeyer Trust)	2142 Long Glen Ln
Catherine M Niemeyer (Donald R & Catherine M Niemeyer Trust)	2142 Long Glen Ln
Robert B Haug	2143 Long Glen Ln
Madeline L Haug	2143 Long Glen Ln
Elfriede Kasner	2144 Long Glen Ln
Vicki L Aden (Aden Trust)	2145 Long Glen Ln
Terry Winters	2148 Long Glen Ln
Robert T Tweedie	2149 Long Glen Ln
Reda E Tweedie	2149 Long Glen Ln
John S Pearson	2150 Long Glen Ln
Susan M Pearson	2150 Long Glen Ln
John A Dace	2151 Long Glen Ln
Deborah F Dace	2151 Long Glen Ln
Dolores M Beger (1010 State Trust)	2154 Long Glen Ln
Roma J Wicks	2155 Long Glen Ln
Emma V Cieslinski (Emma V Cieslinski Trust)	2156 Long Glen Ln
Shawn M Herrin (Herrin Trust)	2157 Long Glen Ln
Charlene M Herrin (Herrin Trust)	2157 Long Glen Ln
Joseph C Montgomery (Joseph C & Wilda F Montgomery Trust)	3000 Ems Glen Ln
Wilda F Montgomery (Joseph C & Wilda F Montgomery Trust)	3000 Ems Glen Ln
Linda M Ray (Linda M Ray Trust)	3002 Ems Glen Ln
Ronald F Noll	3006 Ems Glen Ln
Linda M Noll	3006 Ems Glen Ln



Lloyd K Seifert (Seifert Living Trust)	3008 Ems Glen Ln
Patricia L Seifert (Seifert Living Trust)	3008 Ems Glen Ln
Earl Crutchley (Earl & Janet Crutchley Trust)	3013 Ems Glen Ln
Janet Crutchley (Earl & Janet Crutchley Trust)	3013 Ems Glen Ln
Robert Weekley	3015 Ems Glen Ln
Susan Weekley	3015 Ems Glen Ln
Sylvester J Biermann (Biermann Living Trust)	3019 Ems Glen Ln
Judith Ann Biermann (Biermann Living Trust)	3019 Ems Glen Ln
Gerald L Kovac (Kovac Living Trust)	3020 Ems Glen Ln
Barbara A Kovac (Kovac Living Trust)	3020 Ems Glen Ln
Gary Levall	3021 Ems Glen Ln
Deidra Levall	3021 Ems Glen Ln
Francis J Halfmann	3022 Ems Glen Ln
Mary L Halfmann	3022 Ems Glen Ln
Frank A Kutilek Jr (Frank A Jr & Elizabeth A Kutilek Trust)	3025 Ems Glen Ln
Elizabeth A Kutilek (Frank A Jr & Elizabeth A Kutilek Trust)	3025 Ems Glen Ln
Peggy Scher	3027 Ems Glen Ln
Ronald H Adams (Ronald H & Carole J Adams Trust)	3031 Ems Glen Ln
Carole J Adams (Ronald H & Carole J Adams Trust)	3031 Ems Glen Ln
Carol Ann Meyer (Carol Ann Meyer Trust)	3032 Ems Glen Ln
Deanna M Schmidt (Deanna M Schmidt Trust)	3033 Ems Glen Ln
Jannett D Lacroix	3034 Ems Glen Ln
Steven L Harwood	3037 Ems Glen Ln
Barbara A Harwood	3037 Ems Glen Ln
W R Wilkinson	3038 Ems Glen Ln
Lula M Wilkinson	3038 Ems Glen Ln
David R Puettmann	3039 Ems Glen Ln
Jeanne M Puettmann	3039 Ems Glen Ln
Kenneth W Thoren (Thoren Trust)	3040 Ems Glen Ln
Helen A Thoren (Thoren Trust)	3040 Ems Glen Ln
Athla Sue Bergman (Athla Sue Bergman Trust)	3043 Ems Glen Ln
Bill J Fiers	3044 Ems Glen Ln
Janet K Fiers	3044 Ems Glen Ln
Geraline F Spiros (Spiros-Boedges Trust)	3045 Ems Glen Ln
Rober J Boedges (Spiros-Boedges Trust)	3045 Ems Glen Ln
Kenneth J Barczewski( Kenneth J & Becky A Barczewski Trust)	3046 Ems Glen Ln
Becky A Barczewski( Kenneth J & Becky A Barczewski Trust)	3046 Ems Glen Ln
Brenda J Govro	3049 Ems Glen Ln
Gerald C Lyle (Lyle Gerald Trust Etal)	3050 Ems Glen Ln
Elizabeth A Lyle (Lyle Gerald Trust Etal)	3050 Ems Glen Ln
Judith M Smith	3051 Ems Glen Ln
Marlene Renee Berlin (Marlene Renee Berlin Trust)	3052 Ems Glen Ln
Richard A Uelentrup	3056 Ems Glen Ln
Kathryn Uelentrup	3056 Ems Glen Ln
Jeffrey K Amann	3063 Ems Glen Ln
Linda M Squires	3064 Ems Glen Ln
Helen Hamil Luer (Helen Hamil Luer Trust)	3065 Ems Glen Ln
Edward Saladin	3066 Ems Glen Ln



# CITY COUNCIL AGENDA ITEM STAFF REPORT

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<b>MEETING DATE:</b>	January 18, 2024
<b>TITLE:</b>	PC-2023-37 Target MVOE (Conditional Use Permit)
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	Sarah Turner, Senior Planner
<b>REQUESTED ACTION:</b>	No Action, Conditional Use Permit stands approved
<b>ATTACHMENTS:</b>	(1) C.U.P. 2023-37 (2) January 9, 2024 Planning Commission Meeting Minutes (Draft)

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## **EXECUTIVE SUMMARY:**

Allison Aldag (Kimley-Horn Engineering), on behalf of Target, requested approval of a Conditional Use Permit (CUP) for a “Motor Vehicle-Oriented Establishment” to allow for 26 pick-up parking stalls at 3849 Vogel Rd., within the “C-3” Commercial District.

## **REVIEW & ANALYSIS:**

At its January 9, 2024 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions of note for the applicant or Staff. There were no public comments on the request.

## **RECOMMENDATION:**

On January 9, 2024, the Planning Commission, by a vote of 6 to 0, voted to recommend approval of the Conditional Use Permit subject to four (4) conditions of approval recommended by Staff.

**CONDITIONAL USE PERMIT 2023-37**

**WHEREAS**, The City of Arnold has received a request from Allison Aldag on behalf of Target for a Conditional Use Permit (CUP) for a “Motor Vehicle-Oriented Establishment” at 3849 Vogel Rd. to allow for 26 pick-up parking stalls within the “C-3” Commercial District, as provided in the Arnold Zoning Ordinance; and

**WHEREAS**, on January 9, 2024, the Planning Commission held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

**WHEREAS**, on January 18, 2024, the City Council found the proposed land use not detrimental to the surrounding land uses.

**NOW THEREFORE**, the City Council hereby issues a Conditional Use Permit to operate the above-referenced “Motor Vehicle-Oriented Establishment” at 3849 Vogel Rd. This Conditional Use Permit shall be identified as C.U.P. 2023-37 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following four (4) conditions:

1. The motor vehicle-oriented establishment use of 26 pick-up parking stalls shall be established and operated according to the attached site plan.
2. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
3. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
4. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

\_\_\_\_\_  
Andrew Sutton  
Planning Commission Chairman

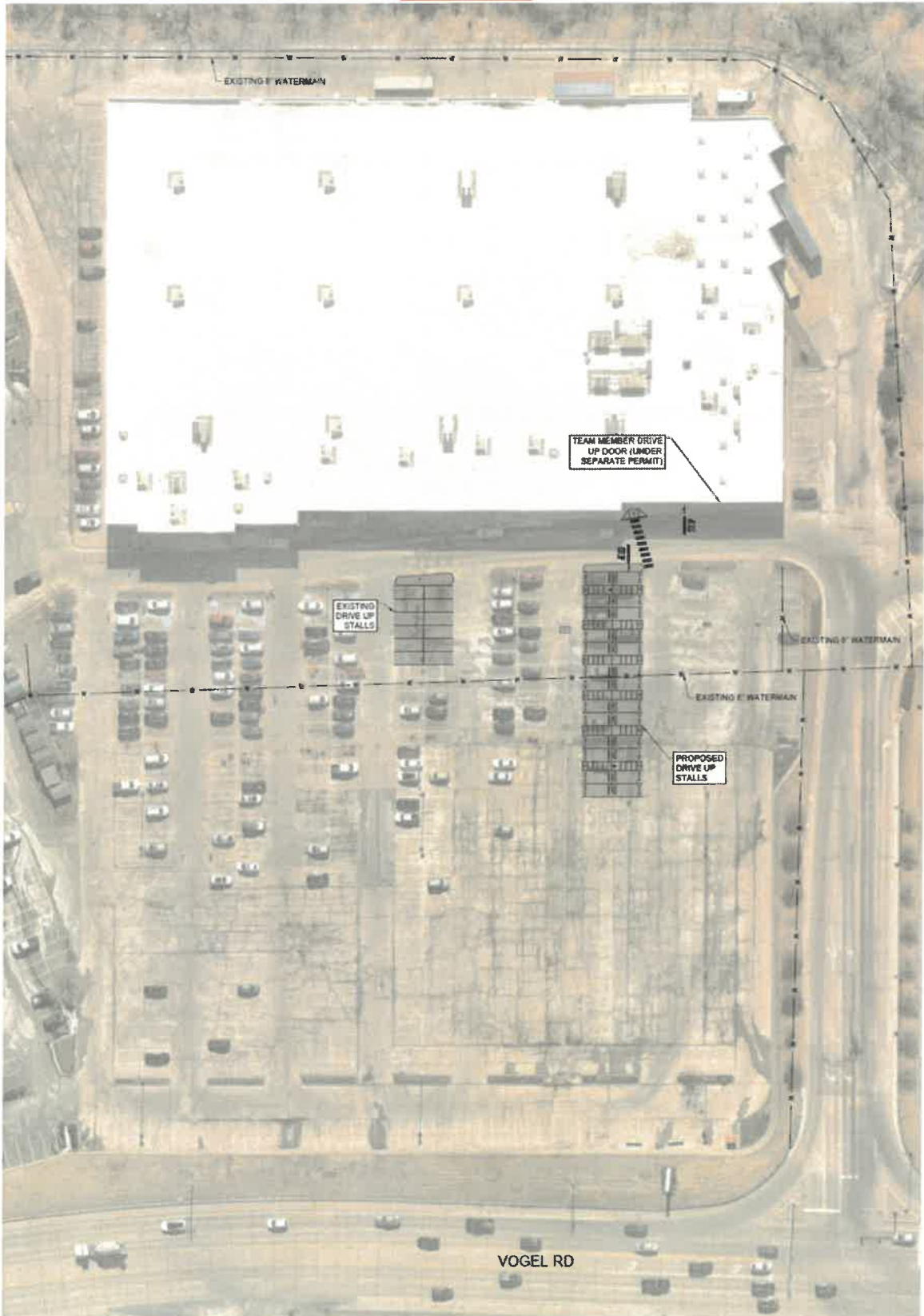
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Date

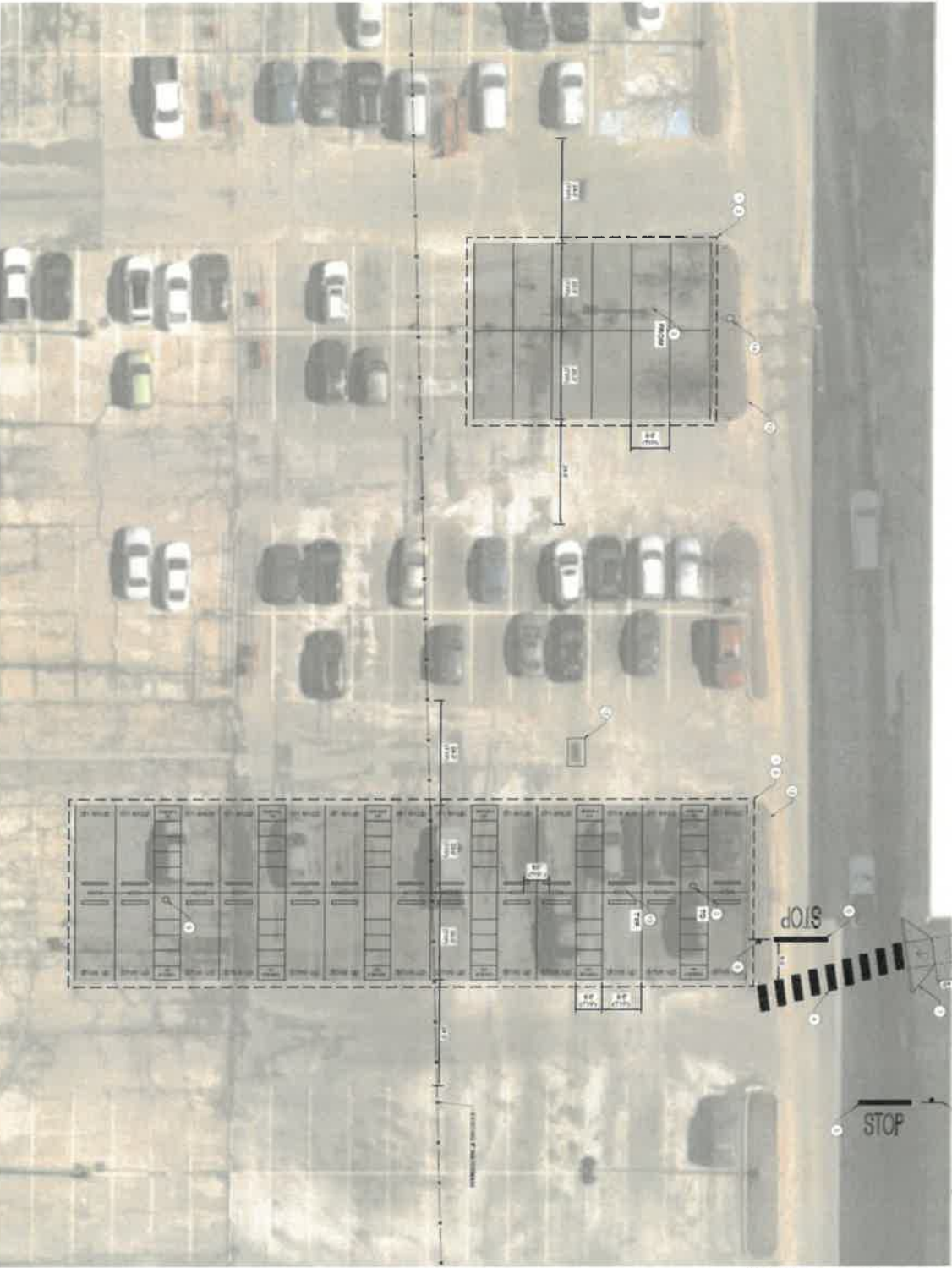
Before me personally appeared Andrew Sutton, known to be the Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold’s behalf.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Date

# EXHIBIT A





STOP

STOP



KEY MAP

**CONSTRUCTION NOTES**

- 1. REMOVE EXISTING PAVEMENT AND GRADE TO FINISH GRADE
- 2. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 3. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 4. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 5. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 6. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 7. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 8. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 9. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT
- 10. EXISTING PAVEMENT TO REMAIN UNDER NEW PAVEMENT





# PLANNING COMMISSION MEETING COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD. JANUARY 9, 2024

## MINUTES

### REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Phil Hogan at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton, Alan Bess (Excused), Brian McArthur, Del Williams (Excused), Steve Buss, Justin Lurk, Phil Hogan, Tim Seidenstricker (Absent), Drew Sofia, Brandon Roberts (Excused). **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney), Christie Hull-Bettale (Engineer/Planner) (Excused), Sarah Turner (Senior Planner).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Hogan to approve the minutes from the December 12, 2023 meeting. Second by Buss. *Voice vote:* Approved 6-0.
5. **PUBLIC COMMENT:** There was no comment from members of the public present or on Zoom.
6. **PUBLIC HEARINGS:**
  - a. **PC-2023-37 Target MVOE (Conditional Use Permit):** Mr. Sutton requested a motion to open the public hearing. Motion by Hogan. Second by Lurk. *Voice vote:* Approved 6-0. Ms. Turner presented the Staff Report, recommending favorable consideration of the request to City Council. Natalie Moore of Kimley-Horn, a representative of the applicant, was present via Zoom for questions. There were no comments from the public or questions from the Commission. Mr. Sutton requested a motion to close the hearing. Motion by Buss. Second by Sofia. *Voice vote:* Approved 6-0.
  - b. **PC-2023-38 Signature Health Clinic (Conditional Use Permit):** Mr. Sutton requested a motion to open the public hearing. Motion by Hogan. Second by Sofia. *Voice vote:* Approved 6-0. Ms. Turner presented the Staff Report, recommending favorable consideration of the request to City Council. Lisa Hearn and Chad Sackman of Signature Health, representatives of the applicant, were present for questions. There were no comments from the public or questions from the Commission. Mr. Sutton requested a motion to close the hearing. Motion by Buss. Second by Lurk. *Voice vote:* Approved 6-0.
7. **OTHER BUSINESS:**
  - a. **Comprehensive Plan Update:** Mr. Bookless stated that the public participation presentations will continue at the second meeting of the month. Previous recordings and presentation materials will be provided to the Commissioners for reference.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Hogan to close Regular Session and move into Executive Session. Second by Sofia. *Voice vote:* Approved 6-0. Session adjourned at 7:12 p.m.

### EXCECUTIVE SESSION

9. **OLD BUSINESS:** None
10. **NEW BUSINESS:**
  - a. **PC-2023-37 Target MVOE CUP:** Mr. Sutton requested a motion to approve the request. Motion by Buss to approve the request with the conditions as recommended by Staff. Second by Sofia. There was no discussion. *Roll call vote:* Andrew Sutton, yes; Brian McArthur, yes; Steve Buss, yes; Justin Lurk, yes; Phil Hogan, yes; Drew Sofia, yes. Approved 6-0.

b. **PC-2023-38 Signature Health Clinic CUP:** Mr. Sutton requested a motion to approve the request. Motion by Lurk to approve the request with the conditions as recommended by Staff. Second by Sofia. There was no discussion. *Roll call vote:* Andrew Sutton, yes; Brian McArthur, yes; Steve Buss, yes; Justin Lurk, yes; Phil Hogan, yes; Drew Sofia, yes. Approved 6-0.

**11. DIRECTOR'S REPORT:** Mr. Bookless reminded the Commission that with the new year comes officer elections, and to consider nominations.

**12. COUNCIL LIAISON'S REPORT:** Councilman McArthur asked for the latest on various projects in the City. Staff provided updates.

**13. ANNOUNCEMENTS:** Buss asked about Commissioner Bess. Staff did not have any updates. Lurk announced that he will miss the January 23<sup>rd</sup> meeting.

**14. ADJOURNMENT:** Motion by Hogan to adjourn. Second by Lurk. *Voice vote:* Approved 6-0. Meeting adjourned at 7:16 p.m.

Respectfully Submitted,

Steven Buss

Planning Commission Secretary

	Roll Call	Min.	Open PH 2023-37	Close PH 2023-37	Open PH 2023-38	Close PH 2023-38	Close Reg. Open Exec.	Vote PC- 2023-37	Vote PC- 2023-38	Adjourn
Andrew Sutton	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alan Bess	E	-	-	-	-	-	-	-	-	-
Brian McArthur	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Del Williams	E	-	-	-	-	-	-	-	-	-
Steve Buss	P	2 <sup>nd</sup> - Y	Y	1 <sup>st</sup> - Y	Y	1 <sup>st</sup> - Y	Y	1 <sup>st</sup> - Y	Y	Y
Justin Lurk	P	Y	2 <sup>nd</sup> - Y	Y	Y	2 <sup>nd</sup> - Y	Y	Y	1 <sup>st</sup> - Y	2 <sup>nd</sup> - Y
Phil Hogan	P	1 <sup>st</sup> - Y	1 <sup>st</sup> - Y	Y	1 <sup>st</sup> - Y	Y	1 <sup>st</sup> - Y	Y	Y	1 <sup>st</sup> - Y
Tim Seidenstricker	A	-	-	-	-	-	-	-	-	-
Drew Sofia	P	Y	Y	2 <sup>nd</sup> - Y	2 <sup>nd</sup> - Y	Y	2 <sup>nd</sup> - Y	2 <sup>nd</sup> - Y	2 <sup>nd</sup> - Y	Y
Brandon Roberts	E	-	-	-	-	-	-	-	-	-

David Bookless	P
Robert Sweeney	P
Christie Hull-Bettale	E
Sarah Turner	P

CALL TO ORDER: 7:00 PM

ADJOURN REGULAR: 7:12 PM

ADJOURN EXECUTIVE: 7:16 PM



# CITY COUNCIL AGENDA ITEM STAFF REPORT

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<b>MEETING DATE:</b>	January 18, 2024
<b>TITLE:</b>	PC-2023-38 Signature Health Clinic (Conditional Use Permit)
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	Sarah Turner, Senior Planner
<b>REQUESTED ACTION:</b>	No Action, Conditional Use Permit stands approved
<b>ATTACHMENTS:</b>	(1) C.U.P. 2023-38 (2) January 9, 2024 Planning Commission Meeting Minutes (Draft) <i>Included with the Target MVOE Staff Report</i>

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## **EXECUTIVE SUMMARY:**

Jeffrey Solomon (VSP Construction), on behalf of Signature Health, requested approval of a Conditional Use Permit (CUP) for a “Clinic” to allow for a physical therapy clinic and office at 1895 Richardson Rd., within the “C-3” Commercial District.

## **REVIEW & ANALYSIS:**

At its January 9, 2024 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions of note for the applicant or Staff. There were no public comments on the request.

## **RECOMMENDATION:**

On January 9, 2024, the Planning Commission, by a vote of 6 to 0, voted to recommend approval of the Conditional Use Permit subject to four (4) conditions of approval recommended by Staff.



**CONDITIONAL USE PERMIT 2023-38**

**WHEREAS,** The City of Arnold has received a request from Jeffrey Solomon on behalf of Signature Health for a Conditional Use Permit (CUP) for a "Clinic" at 1895 Richardson Rd. to allow for a physical therapy office and clinic within the "C-3" Commercial District, as provided in the Arnold Zoning Ordinance; and

**WHEREAS,** on January 9, 2024, the Planning Commission held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

**WHEREAS,** on January 18, 2024, the City Council found the proposed land use not detrimental to the surrounding land uses.

**NOW THEREFORE,** the City Council hereby issues a Conditional Use Permit to operate the above-referenced "Clinic" at 1895 Richardson Rd. This Conditional Use Permit shall be identified as C.U.P. 2023-38 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following four (4) conditions:

1. The physical therapy office and clinic shall be established and operated according to the attached site plan.
2. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
3. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
4. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

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Andrew Sutton  
Planning Commission Chairman

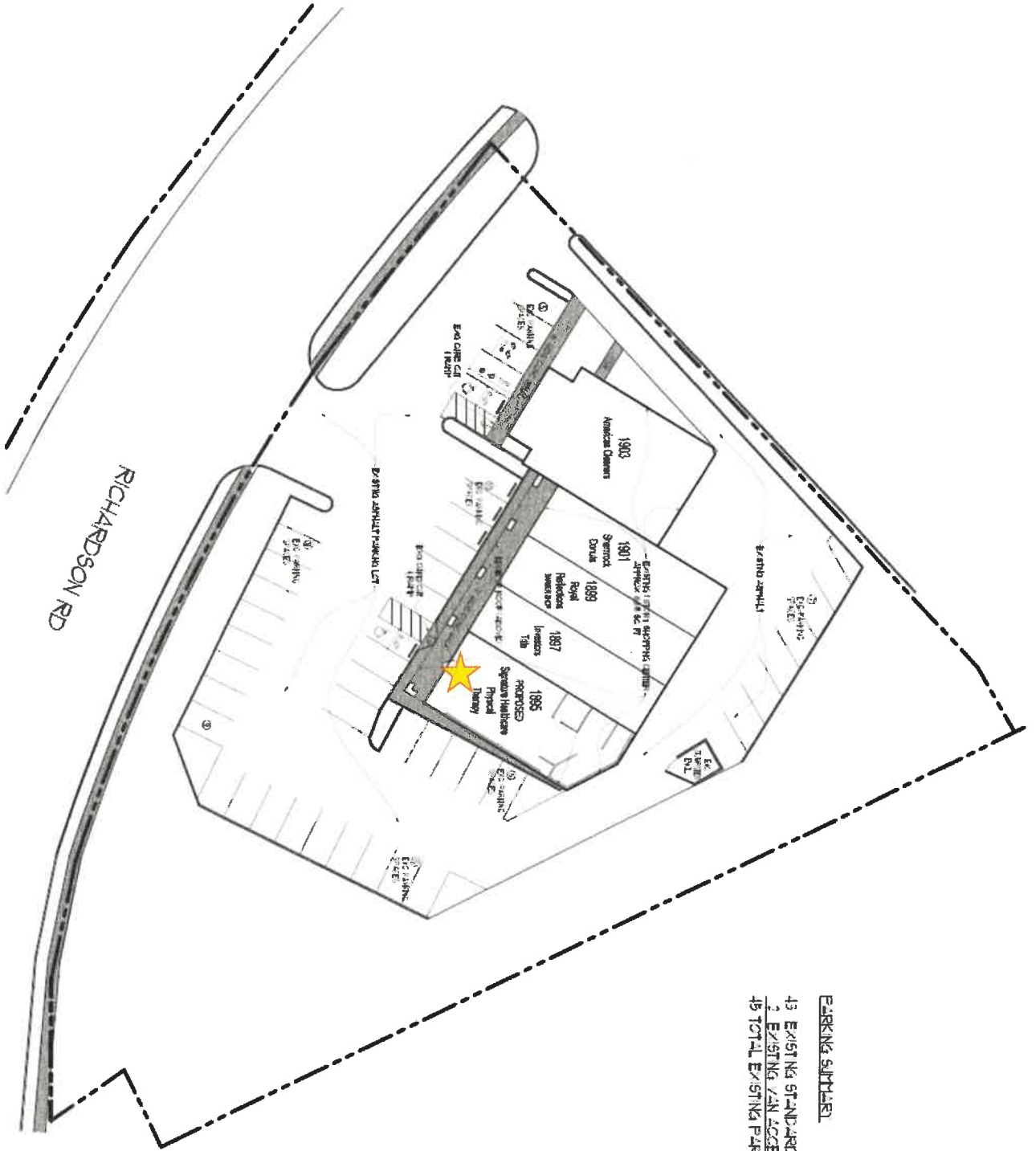
\_\_\_\_\_  
Date

Before me personally appeared Andrew Sutton, known to be the Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold's behalf.

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Date

# EXHIBIT A



- PARKING SUMMARY**
- 43 EXISTING STAND-ALONE PARKING SPACES
  - 2 EXISTING VAN ACCESSIBLE PARKING SPACES
  - 45 TOTAL EXISTING PARKING SPACES



SITE PLAN  
SCALE: " = 20'-0"