

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, Michelle Hohmeier, Cricket Whaley, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell (excused), Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused), Dan Bish and Bob Sweeney. 9 voting members present, 1 excused.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Andrew Sutton to approve the agenda as presented. Second by Frank Kutilek. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Cricket Whaley to approve the minutes from the January 8, 2013 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2013-01: COMMERCIAL SITE PLAN, KOCH DEVELOPMENT, NEW CONSTRUCTION FOR CLUB FITNESS AT 2255 MICHIGAN AVE (NEXT TO EXISTING BUILDING):** There being no one in attendance, Chairman McArthur did not read the staff report.

Del Williams commented that the plans were hard to read; need a north arrow on the plans.

Todd Teuscher commented that the fence is falling over. Mary stated that the city and the developer are aware of this.

Ted Brandt questioned the lighting concern. Mary stated the lighting in question would be for anything new; wall packs added to the building or poles.

Matt Fogarty of Premier Civil Engineering the building will be attached; no gap in between the building; concern with the awnings; two separate buildings with two separate fire walls.

Motion by Andrew Sutton to approve 2013-01, Commercial Site Plan for Club Fitness at 2255 Michigan Ave. with the two (2) conditions:

1. The note indicating parking calculations is corrected to reflect 5 spaces per 1,000 gross square feet.
2. Bare bulbs, wall packs, flood lights are prohibited. All bulbs must be recesses and not visible from any angle.

Second by Ralph Sippel. Roll call vote: Del Williams, yes; Michelle Hohmeier, yes; Cricket Whaley, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 0 nays – *Motion Approved.*

**STAFF REPORT:** Mary Holden summarized and discussed Chapter 7 (The Future for Planning Commissions) in the Planning Commissioners Handbook.

Mary also reported:

- Tree City Ordinance was passed on to staff for comments. Asked if Commissioners would like HBA to review it first or simultaneously.
- Richardson Ridge Villas received their funding – project to start in May or June.
- Dogs in My Home business was approved by Council.
- Rent to Own – Approved by Council contingent on Board of Adjustment approval.
- Spruce Up Landscaping – cleaned up.
- DeClue - in process of cleaning up.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Commissioners offered their sympathy to Brian McArthur for the loss of his mother.

Ted Brandt questioned why Northern Tool did not come before the Planning Commission. Mary explained that they are a use by right.

Ted Brandt also questioned the size of Applebee's sign. Mary explained that it is allowed and briefly discussed sign regulations.

**ADJOURNMENT:** Meeting adjourned at 7:30 p.m.

Respectfully Submitted,



Todd Teuscher  
Planning Commission Secretary

