



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, JANUARY 22, 2019**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES:** January 8, 2019
- 6. PUBLIC COMMENT**
- 7. PUBLIC HEARING(S):** None
- 8. OLD BUSINESS**
 - **2018-40 an Amendment to Municipal Code Chapter 405 (Zoning) – Trailers – revised language.**
- 9. NEW BUSINESS**
 - **2018-42 Amendment to the Commercial Site Plan for Texas Roadhouse at 806 Arnold Commons for a Take-Out building addition.**
- 10. STAFF UPDATE**
- 11. COMMISSIONERS UPDATE**
- 12. COUNCIL LIAISON REPORT**
- 13. NEXT SCHEDULED MEETING:** February 12, 2019
- 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.

MINUTES

NO RECORDING OF THE MEETING

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.

2018-39: KING'S TRACE, RESUBDIVISION/MINOR RECORD PLAT, 3290 TELEGRAPH RD.: Christie Hull-Bettale presented this application stating the applicant is seeking to re-subdivide three (3) new lots and adjust one (1) additional lot. Each new lot will contain an existing home. The proposed minor record plat, supports the Comprehensive Plan for residential to continue in this vicinity. Further, dividing one (1) lot into three (3) parcels, one for each resident, allows for the order to be maintained with ownership of parcel and structure to be one in the same. Staff finds the proposed plat to substantially conform to the requirements of RSMo 89.410 and the Subdivision Ordinance, subject to the establishment of any required easements and recommends favorable consideration.

Dan Govero, Govero Land Services, 5929 Old State Rd., Imperial, MO, addressed the question of what will go on the larger lot stating that due to the slope, the lot is really not developable.

2018-40: AMENDMENT TO MUNICIPAL CODE CHAPTER 405 (ZONING) – TRAILERS: David Bookless presented this request to amend Chapter 405, of the Zoning Code, to modify definitions and regulations related to trailers and the non-conforming uses of buildings, structures or land. Mr. Bookless stated the purpose of this request is to provide clarification and consistency in interpretations of the Zoning Ordinance. Mr. Bookless touched briefly on the issues/complaints the city has been dealing with and believes they can best be approached by making a number of changes to the Code summarized as follows:

- The definition for trailer can be strengthened to make it clear that they are not buildings (i.e., structures).
- "Holiday seasonal storage" will continue to be permissible; however, this provision will be removed from the regulations governing "temporary structures" and relocated to a section speaking directly to trailers.
- Establish a section that prohibits the use of trailers for storage purposes with several exceptions, including "holiday seasonal storage," in manufacturing districts, etc.
- Revise the nonconforming uses section of the Zoning Ordinance to specifically reference trailers being used for storage purposes and provide an amortization period for the removal of pre-existing trailers.

Additionally, Staff included a few other nonconformities to be covered under the amortization language, revised regulations related to non-conforming mobile homes that are not located in Mobile Home Districts and new language addressing portable toilet facilities on job sites and at special events relative to their placement and maintenance.

Mr. Bookless finds that the proposed text amendments meet or exceed review criteria and further advances the intent of Chapter 405 and based on this, requests favorable consideration of the draft amendments.

Andrew Sutton questioned size limit on donation bins and extensions for temporary storage.

Brian McArthur suggested a maximum size on donation bins be identified and should a larger size be needed, then a 48 hour time limit would be set.

John Tucker questioned how you determine damage beyond 50% on trailers and storage bins.

There being no more questions or comments, the public hearing adjourned at 7:15 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:15 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, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford (excused), David Bookless, Christie Hull-Bettale and Bob Sweeney. 8 voting members present, 1 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell 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 December 11, 2018 meeting as presented. Second by Tony Sofia. Voice Vote - *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: None

7a. 2018-39: KING'S TRACE/BEUHRE ACRES, RESUBDIISION/MINOR RECORD PLAT, 3290

TELEGRAPH RD: Motion by Jeff Campbell to approve 2018-39 King's Trace/Beuhre Acres, Resubdivision/Minor Record Plat, 3290 Telegraph Rd. Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Tony Sophia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved*.

8a. 2018-40: TEXT AMENDMENT/DEFINITION OF TRAILERS: Motion by Andrew Sutton to table 2018-40, text amendment/definition of trailers. Second by Frank Kutilek. Roll call vote: Del Williams, yes; John Tucker, yes; Tony Sophia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved*.

9a. 2018-41: COMMERCIAL SITE PLAN – HAAG RD.: Christie Hull-Bettale presented this application for a proposed trucking terminal which is in the M-2 Industrial Zoning District and is a use by right conditioned that zoning and other requirements are met. Christie gave a brief history of the site and stated that this proposal fits within the uses outlined in the district. The proposed is a 2,160 s.f. building containing the office and garage for minor truck repairs. The plan is in conformance with the applicable zoning regulations including the height limitations for the structure; lot area, open area and yard requirements; landscaping and off-street parking and loading requirements. With the exception that the regular spaces are shown at 9' wide; however, 10' x 19' dimensions must be met. Other regulations that apply and are being fulfilled are the tree preservation program and storm water design requirements of storm water drainage facilities, rules and regulations. Staff recommends approval with the following conditions:

1. Employee and customer parking must be striped and 10' x 19' spaces are required.
2. Address other agency and utility comments.

Jeff Campbell asked the width of Haag Road. Christie responded that it is 24 foot.

Mark Ditch, Buescher Ditch & Assoc., Inc., 2 East Fifth St., Washington, MO commented that they working with Missouri American Water as to where to hook the sewer up.

Frank Kutilek questioned a fence for security.

Tony Sofia questioned the traffic volume. 38 truck spaces.

John Tucker questioned why there is an entrance from Telegraph and not Tenbrook.

Andrew Sutton expressed that he was not a fan of a metal building. He suggested they add more character to the building.

Motion by Jeff Campbell to approve 2018-41, Commercial Site Plan, EJA Trucking Terminal at the end of Haag Road with the following two (2) conditions:

1. Employee and customer parking must be striped and 10' x 19' spaces are required.
2. Address other agency and utility comments.

Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Tony Sophia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

10. STAFF REPORT: David Bookless commented that Texas Roadhouse will be doing a minor addition.

Christie Hull Bettale – No Report

Bob Sweeney – No Report

11. OLD BUSINESS/COMMISSIONERS REPORT: Frank Kutilek commented on the constant back up on Old Lemay Ferry Rd.

Del Williams commented that a roundabout would help the traffic congestion.

John Tucker wished everyone a Happy New Year!

Tony Sofia commented that he was resigning from the Planning Commission and thanked everyone.

Brian McArthur commented that Public Works is working on synchronizing the light signal at Richardson Rd. and St. John's Crossing.

Alan Bess – No Report

Jeff Campbell commented that Springdale Pool was filled in and he is curious as to what may go there.

Andrew Sutton – No Report

12. ADJOURNMENT: Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 1/8/2019							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 7:53 P.M.							
	ROLL CALL	2018-39- APPROVED	2018-40 - TABLED	2018-41 - APPROVED			
DEL WILLIAMS	P	Y	Y	Y			
JOHN TUCKER	P	Y	Y	Y			
ANTHONY SOFIA	P	Y	Y	Y			
BRIAN MCARTHUR	P	Y	Y	Y			
ALAN BESS	P	Y	Y	Y			
FRANK KUTILEK	P	Y	Y	Y			
JEFF CAMPBELL	P	Y	Y	Y			
ANDREW SUTTON	P	Y	Y	Y			
CHRIS FORD	EXCUSED						
DAVID BOOKLESS	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					