



**PLANNING COMMISSION**  
**CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD**  
**TUESDAY, JANUARY 23, 2024 | 7:00 P.M.**

**MEMBERS:** Andrew Sutton (Chair), Phillip Hogan (Second), Steve Buss (Secretary), Alan Bess, Justin Lurk, Del Williams, Tim Seidenstricker, Andrew Sofia, Brandon Roberts, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Sarah Turner (Senior Planner), Christie Hull-Bettale (Engineer/Planner).

**REGULAR SESSION**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: *January 9, 2024*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S): *None*
7. OTHER BUSINESS:
  - a. **Comprehensive Plan Update:** Public Participation Presentation & Discussion – Economy
8. ADJOURNMENT OF REGULAR SESSION

**EXECUTIVE SESSION**

9. OLD BUSINESS: *None*
10. NEW BUSINESS: *None*
11. DIRECTOR'S REPORT
12. COUNCIL LIAISON'S REPORT
13. ANNOUNCEMENTS
14. ADJOURNMENT OF EXECUTIVE SESSION

*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 come forward 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.*

*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.*



# 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.

### EXECUTIVE 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