

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JANUARY 27, 2015 / 7:00 P.M.

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## MINUTES

### 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.

**2014-37: C-4 PLANNED COMMERCIAL FOR THE PROPERTY KNOWN AS HUMMEL PROPERTIES (FORMERLY KNOWN AS EVERGREEN MOBILE HOME PARK):** Mr. Sutton read the staff report.

Eric Hummel 13201 West Watson, St. Louis, MO 63127, read a brief statement of his proposal and thanked the Planning Commission for their consideration.

Dan Govero, Govero Land Services gave a brief presentation explaining the services offered. Other points he touched on: property has been consolidated; he noted debris on site and storm water; piping issues from the highway; site is mostly honeysuckle and scrub brush; road grade; car storage location; landscaping

Travis VanBuren with Archimages presented the site, surroundings and building design.

Curt Adams, 2059 Bender questioned the duration of the derelict vehicles.

Charlie Chapman, 2035 Bender pointed out that the existing tree line provides a buffer.

A gentleman spoke stating that Eric was one of his customers. He spoke very highly of Eric's work recommending approval of this project.

Dave Cooper, Cooper Color, also spoke very highly of Eric stating he was very professional and an asset to the community.

Eric Hummel addressed the vehicle storage question stating that timing is insurance controlled and the vehicles would be there a minimum of time.

Dan Govero addressed the buffer question stating that the building would screen the noise.

There being no further questions or comments, the public hearing adjourned at 7:28 p.m.

## **REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:28 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Randy Hoselton (excused), Brian McArthur, Ralph Sippel (excused), Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 7 voting members present, 3 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 Del Williams to approve the minutes from the January 13, 2015 meeting as presented. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2015-01: COMMERCIAL SITE PLAN, MCC, 6,000 S.F. SCRAP METAL BUILDING ADDITION, 42 TENBROOK INDUSTRIAL:** Andrew Sutton read the staff report.

Del Williams explained how the sewer lateral could be an issue in the future.

Paul Hayhurst of S.M. Wilson stated they were aware of the issue; addressed it and everything is fine.

Motion by Del Williams to approve 2015-01, Commercial Site Plan, MCC, 6,000 s.f. Scrap Metal Building addition at 42 Tenbrook Industrial with the one (1) condition:

- 1) Verify there are no conflicts with any easements in the area of construction.

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

**8a. 2014-37: C-4 PLANNED COMMERCIAL FOR THE PROPERTY KNOWN AS HUMMEL PROPERTIES (FORMERLY KNOWN AS EVERGREEN MOBILE HOME PARK) – VARIANCE REQUEST FROM THE ENTIRE TREE PRESERVATION ORDINANCE – REVIEW OF PROPOSED PLAN:** Mary Holden noted that the pictures presented are of metal buildings and the city does not want to continue this image. Mary also commented that Staff does not want the Commission to set precedence by granting a variance.

Del Williams commented that the existing trees in the front and around the side are in bad shape. Del questioned if it would be better to grant the variance and have new trees put in instead of dealing with the bad ones.

Mary Holden stated that without an inventory of what trees are out there as well as their condition, she could not answer. Mary also commented that the variance must be based on the criteria that is in our ordinance and it is our belief they have not. If the variance is granted she feels we are setting a dangerous precedence.

Ted Brandt questioned the fence location and its relationship to existing trees. Ted also asked why the tree preservation variance was requested.

Dan Govero stated that it was a financial hardship and would render a large area of the site unusable.

Frank Kutilek noted that we should uphold the tree preservation ordinance.

Andrew Sutton voiced concern that the application is incomplete and expressed the need for the tree preservation.

Brian McArthur voiced his likes and dislikes. Commented that most of the trees worth saving are on the perimeter. He stated that he might be flexible on the variance. He also questioned the storm water without a full detention basin.

Dan Govero explained the proposed system that will be filtering the storm water.

Bob Sweeney commented that the variance request has not been properly presented.

Frank Kutilek pointed out that the rendering isn't a true representation of the site lines.

Eric Hummel commented that money is not the issue and that he is not in opposition of the tree ordinance. He requested that his application be tabled in order for him to inventory the property and come back with a better proposal.

Brian McArthur told Mr. Hummel to keep in mind that the real reason for the tree ordinance is to help storm water. He also commented that when a proposal comes before the Commission there should be no more than 8 or 9 outstanding issues.

Motion by Del Williams to "table" 2014-37, C-4 Planned Commercial for the property known as Hummel Properties-variance request to the Tree Preservation Ordinance. Second by Ted Brandt.

Del Williams commented that he never was really in favor of the tree preservation ordinance.

John Tucker commented that he thanks Mr. Hummel for wanting to table his application and address the tree preservation ordinance properly because he would really like to see this project happen.

Jeff Campbell commented that this particular site is a sensitive issue because of its topography.

Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays – *Motion To Table Approved.*

**STAFF REPORT:**

- a. **REVIEW OF COMMENTS REGARDING PROPOSED SIGN CODE REVISIONS:** Derrick Redhead stating he was giving the Commission one last chance to send in their comments and/or recommendations.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Brian McArthur reported that he, Brian Richison and Gary Plunk have made their selection of the Company to redo, manage and update the City's web site.

Andrew Sutton thanked Mary and Staff for addressing the trash receptacle issue and Value Place. He also stated that he would not be at the February 20<sup>th</sup> meeting.

**ADJOURNMENT:** Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "John Tucker for Jeff Campbell". The signature is written in black ink and is positioned above the typed name of the signatory.

Jeff Campbell  
Acting Planning Commission Secretary

