

# DRAFT

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JANUARY 28, 2014 / 7:00 P.M.

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## MINUTES

### NO TAPE RECORDING

### PUBLIC HEARING

The public hearing was called to order by Acting Chairman Frank Kutilek at 7:00 p.m. Mr. Kutilek informed those in attendance as to the procedures by which the public hearing would be conducted.

**2014-01: MINOR RECORD PLAT, THEODORE FARMS, PLAT 1A, 3850 VOGEL ROAD:** Frank Kutilek read the staff report.

There being no questions or comments, the public hearing adjourned at 7:02 p.m.

### REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Frank Kutilek at 7:02 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, Jason Fulbright, Brian McArthur, Ralph Sippel, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale and Bob Sweeney (excused). 7 voting members present, 2 excused.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Jeff Campbell to approve the agenda as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Ralph Sippel to approve the minutes from the January 14, 2014 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2014-01: MINOR RECORD PLAT, THEODORE FARMS, PLAT 1A, 3850 VOGEL ROAD:** Motion by Jeff Campbell to approve 2014-01, Minor Record Plat for Theodore Farms, Plat 1A, 3850 Vogel with the two conditions:

1. The variance for the landscape plant material is granted since it will not be injurious to the public health or welfare; the site is unique since it abuts a residentially zoned property used for non-residential use; and the variance will not vary the Zoning Code of Comprehensive Plan.

2. The proposed lot 1A will still be non-conforming related to use, lot coverage and lack of landscape material in the new landscape buffer. This lot will be governed by our Zoning Code, Section 5. Non-conforming lots, non-conforming uses of land, non-conforming structures, non-conforming uses of structures and land, and non-conforming characteristics of use.

Second by Brian McArthur. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – ***Motion Approved.***

**STAFF REPORT:** Mary Holden reported she is still in the process of interviewing for the Planner position.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Jeff Campbell asked the status of Dunkin Donuts. Mary stated the developer hopes to get started in two weeks.

Gordman's and the Kennel are also proceeding.

**ADJOURNMENT:** Meeting adjourned at 7:14 p.m.

Respectfully Submitted,



Todd Teuscher  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

DATE: 1-28-14								
CALLED TO ORDER: 7:00 PM								
ADJOURNMENT: 7:14 PM								
	ROLL CALL	2014-01						
DEL WILLIAMS	P	Y						
JASON FULBRIGHT	P	Y						
BRIAN MCARTHUR	P	Y						
RALPH SIPPEL	P	Y						
TED BRANDT	E							
FRANK KUTILEK	P	Y						
JEFF CAMPBELL	P	Y						
ANDREW SUTTON	E							
TODD TEUSCHER	P	Y						
MARY HOLDEN	P	7-0					NO VOTE	
CHRISTIE HULL-BETTALE	P						NO VOTE	
							NO VOTE	
CITY ATTORNEY ROBERT SWEENEY	E						NO VOTE	

*Todd Teuscher*