



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, DECEMBER 11, 2018**

MEMBERS: Andrew Sutton (Chair), Jeff Campbell (Second), Alan Bess (Secretary), Anthony Sofia, Ted Brandt, 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:** December 11, 2018
- 6. PUBLIC COMMENT**
- 7. PUBLIC HEARING(S):**
 - a. **2018-39 Beuhre Acres:** A request by Rebecca Pennick for the approval of a Record Plat/Resubdivision of Lot 1 of Beuhre Acres into 5 Lots at 3290 Telegraph Road.
 - b. **2018-40 Trailers:** A City-initiated request to amend Chapter 405, *Zoning*, of the Code of Ordinances to modify definitions and regulations related to trailers and the non-conforming uses of buildings, structures, or land.
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - a. 2018-39 Beuhre Acres (Record Plat/Resubdivision)
 - b. 2018-40 Trailers (Text Amendment)
 - c. 2018-41 Haag Road (Commercial Site Plan)
- 10. STAFF UPDATE**
- 11. COMMISSIONERS UPDATE**
- 12. COUNCIL LIAISON REPORT**
- 13. NEXT SCHEDULED MEETING:** January 22, 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

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.

2018-34: CONSOLIDATION RECORD PLAT, I-55 STORE IT, 3401 ROBINSON RD.: David Bookless presented the application explaining that the applicant is seeking to combine five (5) existing parcels into a single parcel. Mr. Bookless stated that Staff reviewed the plans and found that the plat conforms to the requirements of RSMo 89.410 and the Subdivision Ordinance. Staff is recommending approval subject to three (3) conditions.

1. Prior to recording, the proposed single parcel shall be rezoned to a single zoning district.
2. Prior to recording, the applicant shall submit a grading permit application, including a complete plan, for review and permit approval by Staff per City Code Section 525.130 – *Applications, Escrow Agreements, Permits and Fees and Escrow Amounts* and Section 525.150 – *Submission of Grading, Erosion and Sediment Control Plan*.
3. Prior to recording, the applicant shall provide documentation that the new utility easements are adequate per AT&T and Ameren.

2018-36: REZONING TO C-4 PLANNED COMMERCIAL, 3401 ROBINSON RD.: David Bookless presented the application explaining that the applicant is seeking to rezone the properties from C-3 Commercial District, C-4 Planned Commercial District & R-3 Residential District into a single C-4 Planned Commercial District for the purposes of operating a mini-warehouse storage facility (existing) to include outdoor storage. Mini-warehouses are permitted conditionally in the M-1 and M-2 Industrial Districts. A Planned Commercial zoning district is more appropriate and preferred for this location, due to the proximity to other commercial districts and a number of residential districts. Also, a commercial designation would be consistent with the Comprehensive Plan. Overall, Staff supports the rezoning provided any approval is conditioned upon specific improvements being made and subsequent approval of a Final Site Plan by the Planning Commission. When the final site plan is submitted for review, Staff recommends the following issues receive close attention:

- Existing building treatments (e.g. Condition and color of paint, etc.).
- Method by which the tracking out of gravel will be minimized.
- Method by which slopes will be addressed.
- Storm water/detention plans.
- Landscape Plan to address screening of the public view shed to include landscaping and/or sight-proof fencing.
- Sign package to address the need for advertising while considering the public viewshed, visual clutter, and the requirements of the Zoning Ordinance.
- Site grading and erosion control measures.

Dan Govero, Govero Land Services, 5929 Old State Rd., Imperial, MO, briefly addressed some of the issues.

Del Williams is not in favor of the parking on the gravel and questioned how they will keep grass/weeds from growing up through the rocks.

Nik Baumann, Property Manager, 3401 Robinson Rd., stated that they have True Green come spray twice a year to keep the weeds down.

Sarah Lurkins, 56 Hickory Ct., asked what landscaping or vegetation will be removed.

Dan Govero responded by showing her the area on the map where they will be working and they will not disturb any of the wooded area.

Sarah Lurkins asked if there were any plans to remove any trees or vegetation from the corner house on the right on back.

Dan Govero said no, they wouldn't even be working in that area.

2018-35: PRELIMINARY PLAT, CEDARHURST ASSISTED LIVING FACILITY, 2069 MISSOURI STATE RD.: Withdrawn by applicant.

2018-37: REZONING TO C-4 PLANNED COMMERCIAL, 2069 MISSOURI STATE RD.: Withdrawn by applicant.

There being no more questions or comments, the public hearing adjourned at 7:25 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:25 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur (excused), Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, David Bookless, Christie Hull-Bettale and Bob Sweeney. 9 voting members present, 1 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as amended by removing applications 2018-35 and 2018-37. Second by Tony Sofia. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the November 13, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: It was asked why Cedarhurst was withdrawn. David Bookless stated it was a corporate decision by Cedarhurst.

7a. 2018-36: REZONING TO C-4, I-55 STORE IT, 3401 ROBINSON RD.: John Tucker confirmed that there will be no extension of the storage units only places to park boats and RV's.

Motion by Jeff Campbell to approve 2018-36, the rezoning to C-4, I-55 Store It, 3401 Robinson Rd. with the seven (7) conditions:

- Existing building treatments (e.g. Condition and color of paint, etc.).
- Method by which the tracking out of gravel will be minimized.
- Method by which slopes will be addressed.
- Storm water/detention plans.
- Landscape Plan to address screening of the public view shed to include landscaping and/or sight-proof fencing.
- Sign package to address the need for advertising while considering the public viewshed, visual clutter, and the requirements of the Zoning Ordinance.
- Site grading and erosion control measures.

Second by Del Williams.

Andrew Sutton expressed his concerns that he doesn't feel this is the right fit for this property; does not agree with the outdoor storage concept; concerned about the gravel.

Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, no; Chris Ford, yes. 8 yeas, 1 nay – *Motion Approved.*

8a. 2018-34: CONSOLIDATION RECORD PLAT, I-55 STORE IT, 3401 ROBINSON RD.: Frank Kutilek suggested that condition number three be changed to say "all utilities" instead of just AT&T and Ameren.

Alan Bess commented that there is a 16" transmission main coming from the water tower that runs through that area to Richardson Road.

John Tucker asked if maintaining the grass/weeds on the gravel can be made a condition.

David Bookless stated that under the Subdivision Ordinance you cannot.

Motion by Jeff Campbell to approve 2018-34, Consolidation Record Plat, I-55 Store It, 3401 Robinson Rd. with the three (3) amended conditions:

1. Prior to recording, the proposed single parcel shall be rezoned to a single zoning district.
2. Prior to recording, the applicant shall submit a grading permit application, including a complete plan, for review and permit approval by Staff per City Code Section 525.130 – *Applications, Escrow Agreements, Permits and Fees and Escrow Amounts* and Section 525.150 – *Submission of Grading, Erosion and Sediment Control Plan.*
3. Prior to recording, the applicant shall provide documentation that the new utility easements are adequate per all utilities.

Second by Chris Ford. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

9a. 2018-38: DISPLAY HOUSE PLAT, THE ENCLAVE @ STRAWBERRY RIDGE: Christie Hull-Bettale explained that the applicant is seeking to plat one lot for a display house. It would be on Lot 1, near the intersection of Strawberry Ridge Dr. and Guardian Ct. Staff recommends approval.

Ten Brandt questioned why they need a display house now.

Andrew Sutton stated because it's a new subdivision and they want to sell homes.

Motion by Jeff Campbell to approve 2018-38, Display House Plat, The Enclave @ Strawberry Ridge. Second by Chris Ford.

Ted Brandt asked if the original plat included this lot.

Andrew Sutton stated that it did.

Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 9 yeas, 0 nays – *Motion Approved.*

10. STAFF REPORT: Bob Sweeney wished everyone a Merry Christmas!

David Bookless briefly addressed the new staff report and agenda format. Mr. Bookless also stated that there will be two (2) applications on the January 8th meeting agenda. One is a Re-subdivision of three (3) lots and the other will be a city initiated request to amend Chapter 405, of the Zoning Ordinance to modify definitions and regulations related to trailers and the non-conforming uses of buildings, structures or land.

Christie Hull-Bettale wished everyone a safe and happy holiday.

11. OLD BUSINESS/COMMISSIONERS REPORT: Frank Kutilek asked about the crosswalk at MOD Pizza. Christie stated it's not in yet and they only have a temporary occupancy until it is.

Mr. Kutilek questioned the furniture store that went in at Church Rd. and Jeffco and questioned that it was vacant for six (6) months; do they need a conditional use permit? Christie stated the building is an existing non-conforming building so once it was vacant they had to go before the Board of Adjustment for variances.

Frank Kutilek asked about the new restaurant at 2202 Michigan Ave. He doesn't remember there being a conditional use permit for it.

The rest of the Commissioners wished each other a Merry Christmas!

12. ADJOURNMENT: Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	12/11/2018						
CALLED TO ORDER:	7:00 P M						
ADJOURNMENT:	7:45 P M						
		ROLL CALL	2018-36 - APPROVED	2018-34 - APPROVED	2018-38 - APPROVED		
DEL WILLIAMS		P	Y	Y	Y		
JOHN TUCKER		P	Y	Y	Y		
ANTHONY SOFIA		P	Y	Y	Y		
BRIAN MCARTHUR		EXCUSED					
ALAN BESS		P	Y	Y	Y		
TED BRANDT		P	Y	Y	Y		
FRANK KUTILEK		P	Y	Y	Y		
JEFF CAMPBELL		P	Y	Y	Y		
ANDREW SUTTON		P	N	Y	Y		
CHRIS FORD		P	Y	Y	Y		
DAVID BOOKLESS		P	NO VOTE				
CHRISTIE HULL-BETTALE		P	NO VOTE				
CITY ATTORNEY ROBERT SWEENEY		P	NO VOTE				