



PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, JANUARY 9, 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: *December 12, 2023*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S):
 - a. **PC-2023-37 Target MVOE (Conditional Use Permit):** A request by Allison Aldag (Kimley-Horn Engineering) on behalf of Target for a Conditional Use Permit (CUP) for a “Motor Vehicle-Oriented Establishment” (MVOE) to allow for 26 pick-up parking stalls at 3849 Vogel Rd, within the “C-3” Commercial District, as provided in the Arnold Zoning Ordinance.
 - b. **PC-2023-38 Signature Health (Conditional Use Permit):** A request by Jeffrey Solomon (VSP Construction) on behalf of Signature Health for a Conditional Use Permit (CUP) for a “Clinic” to allow a physical therapy clinic at 1895 Richardson Rd., within the “C-3” Commercial District, as provided in the Arnold Zoning Ordinance.
7. OTHER BUSINESS:
 - a. **Comprehensive Plan Update:** (Standing Item – Not To Be Discussed)
8. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

9. OLD BUSINESS: *None*
10. NEW BUSINESS:
 - a. **PC-2023-37 Target MVOE (Conditional Use Permit)**
 - b. **PC-2023-38 Signature Health Clinic (Conditional Use Permit)**
11. DEPARTMENT 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.