

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.

2017-09: C-4 PLANNED DEVELOPMENT, APPROVAL OF DEVELOPMENT PLAN FOR 2190 TENBROOK ROAD: Mr. Sutton read the staff report.

No public comments.

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present, 1 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 Jeff Campbell to approve the minutes from the June 27, 2017 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2017-09: C-4 PLANNED DEVELOPMENT, APPROVAL OF DEVELOPMENT PLAN FOR 2190 TENBROOK ROAD.: Diana Toler, 2190 Tenbrook Rd., submitted the recorded access easement agreement and the revised site plan showing the rearranged parking.

John Tucker asked if the occupants of the house are going to be running the business. Ms. Toler stated that was correct.

Del Williams questioned if any residents have objected. Mary stated that there has been no objections.

Motion by Jeff Campbell to approve 2017-09, C-4 Planned Development, Approval of Development Plan for 2190 Tenbrook Road for a Chiropractic Office based on the findings. Second by John Tucker. Roll call vote: Del Williams,

yes; Tony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, no; Jeff Campbell, yes; Andrew Sutton, no; Chris Ford, yes. 7 yeas, 2 nays – *Motion Approved.*

9. STAFF REPORT

a. Traffic Study: Mary Holden briefly addressed the amended proposed traffic study resolution.

Jeff Campbell thinks the resolution is spot on with what has been discussed.

Andrew Sutton asked Bob Sweeney's opinion on the objectivity of this resolution. He doesn't want any ambiguity so we can't be accused of playing favorites.

Bob Sweeney stated that the document, as written, is operational and enforceable.

Jeff Campbell stated that the intent was to assemble a list of engineers to choose from to keep from showing favoritism.

Ted Brandt asked if any other communities were doing this. Mary Holden stated that according to Shawn White with CBD, there are other communities that do this.

Brian McArthur agrees you don't want a list of traffic firms actually listed in the resolution but maybe put something generic in stating that they would pick from a list provided by Staff.

Christie Hull-Bettale commented that on the MoDot's web site, there is a list of on-call engineers that are approved by MoDot for local public agencies to use. Perhaps we could use MoDot's LPA (Local Public Agency) Consultant's list.

10. OLD BUSINESS/COMMISSIONERS REPORT: Tony Sofia asked if we received anything yet from Circle K. Mary stated she has heard nothing from them.

Brian McArthur reported that they will be starting on the Archery Park.

Del Williams asked if the meeting packets could be delivered because he cannot print the documents from the drop box on his computer. Mary said she will see what can be done, but we no longer have enough staff to deliver them.

11. ADJOURNMENT: Meeting adjourned at 7:24 p.m.

Respectfully Submitted,



Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 7/11/2017							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 7:24 P.M.							
	ROLL CALL	2017-09 - APPROVED					
DEL WILLIAMS	P	Y					
JOHN TUCKER	P	Y					
ANTHONY SOFIA	P	Y					
BRIAN MCARTHUR	P	Y					
ALAN BESS	P	Y					
TED BRANDT	P	N					
FRANK KUTILEK	EXCUSED						
JEFF CAMPBELL	P	Y					
ANDREW SUTTON	P	N					
CHRIS FORD	P	Y					
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					