

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2011-15, Cellular tower at 3749 Telegraph Road, Rock Community Fire Protection District, Conditional Use Permit
3. 2011-16, Used Automotive Sales, 1413 Jeffco Blvd, Conditional Use Permit
4. 2011-18, Sign Code Amendments relating to special events/temporary signs
5. Adjourn

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a. Regular Meeting June 28, 2011
6. Questions from the floor
7. Conditional Use Permit
 - a. 2011-15, Cellular tower at 3749 Telegraph Road, Rock Community Fire Protection District, Conditional Use Permit
 - b. 2011-16, Used Automotive Sales, 1413 Jeffco Blvd, Conditional Use Permit
8. Code Amendment
 - a. 2011-18, Sign Code Amendments relating to special events/temporary signs
9. Staff Report
10. Old Business
11. Commissioners Report
12. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JULY 12, 2011 / 7:00 P.M.

MINUTES

PUBLIC HEARING

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

2011-15: CONDITIONAL USE PERMIT, CELLULAR TOWER AT 3749 TELEGRAPH ROAD, ROCK COMMUNITY FIRE PROTECTION DISTRICT: Brian McArthur read the staff report.

Matt Mayer, Fire Chief for Rock Community Fire Protection District commented that in their headquarters for their emergency operations center they are looking to have a communications system in case of a catastrophic event. The tower is needed to keep up with technology and bring in the needed radio signals.

2010-16: CONDITIONAL USE PERMIT, USED AUTOMOTIVE SALES, 1413 JEFFCO BLVD.: Brian McArthur read the staff report.

Tom Yarbrough and Doug Bradford, owners of Apex Motors brought in the proposed landscape plan.

Bill Moritz, Ward 2 Councilman, questioned if this business would encompass both buildings stating the whole area needs to be cleaned up.

Mr. Bradford stated it is just the one building but since the buildings are so close they will be taking care of the whole area.

2011-18: SIGN CODE AMENDMENTS RELATING TO SPECIAL EVENTS / TEMPORARY SIGNS: Brian McArthur read the staff report.

Todd Flamm, Edible Arrangements, commented that the city is not helping out small businesses by only allowing six (6) temporary signs a year.

Mary Holden read an email from Donna Flamm of Edible Arrangements (email attached).

Bill Moritz, Ward 2 Councilman, feels we should look into the possibility of more than 6 a year. Also questioned attachments.

There being no further questions or comments, the public hearing adjourned at 7:16 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:16 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Jim Edwards, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale (excused), Dan Bish. 7 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as amended by removing the word "cellular" from file 2011-15 and replacing it with the word "communications". Second by Roy Wilde. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the June 14, 2011 meeting there being no corrections. Second by Bryan Wucher. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2011-15: CONDITIONAL USE PERMIT, COMMUNICATION TOWER AT 3749 TELEGRAPH ROAD: Ted Brandt asked if there was availability for increasing the height of the tower if it would be needed.

Capt. Greg Heimos of Rock Community Fire stated that there would be no need to increase the height. The 40' is all they need in order to communicate between St. Louis and Springfield if need be. They also wanted to stay away from the guy-wires.

Motion by Jeff Campbell to approve 2011-15, conditional use permit, communication tower at 3749 Telegraph Road. Second by Ted Brandt. Roll call vote: Del Williams, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, yes. 7 yeas, 0 nays – *Approved.*

7b. 2011-16: CONDITIONAL USE PERMIT, USED AUTOMOTIVE SALES, 1413 JEFFCO BLVD. Jeff Campbell added a condition #3 that no repair work to be performed on vehicles on site. And Condition #4 that storage of tires, oil, gasoline or antifreeze is prohibited.

Tom Yarbrough stated the only thing that would be done to the cars on site is washing them.

Condition #1 changed to read landscape plan to be reviewed and approved by Staff.

Condition #2 changed to read additional spaces must be provided per our code if additional car displays are needed.

Motion by Jim Edwards to approve conditional use permit 2011-16, Apex Motors, used automotive sales, 1413 Jeffco Blvd. with the four (4) conditions:

1. Landscape plan to be reviewed and approved by staff.
2. Additional spaces must be provided per out code if additional car displays are needed.
3. No repair work to be performed on vehicles on site.
4. Storage of tires, oil, gasoline or antifreeze is prohibited.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, yes. 7 yeas, 0 nays – *Approved*.

8a. 2011-18: SIGN CODE AMENDMENTS RELATING TO SPECIAL EVENTS / TEMPORARY SIGNS: Mary Holden clarified that the ADA requires a 36” wide clear path. Our codes will always reference the current ADA requirements.

Jim Edwards feels A-frame signs should be allowed 12 months a year.

Jeff Campbell suggested looking at permanent on-site directional signs.

Del Williams expressed his aggravation stating that as far as he is concerned, A-frame signs that are put out during the day and taken in at night are still temporary sign and should be allowed.

Consensus of the Commission is to look into allowing A-frame signs year round.

Motion by Jim Edwards to table 2011-18, sign code amendments relating to special events/temporary signs. Second by Ted Brandt. Roll call vote: Del Williams, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, yes. 7 yeas, 0 nays – *Tabled*.

STAFF REPORT: Mary Holden reminded Commissioners to review and give their comments on the Comprehensive Plan.

OLD BUSINESS: None

COMMISSIONERS REPORT: Jeff Campbell commented that Oasis Church is looking good.

ADJOURNMENT: Meeting adjourned at 7:59 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 7/12/2011

CALLED TO ORDER:

PH: 7:00 RM: 7:16

ADJOURNED:

PH: 7:16 RM: 8:40

	ROLL CALL	2011-15 - APPROVED	2011-16 - APPROVED	2011-18 - TABLED			
DEL WILLIAMS	P	Y	Y	Y			
JEFF FITTER	EXCUSED						
BRYAN WUCHER	P	Y	Y	Y			
BRIAN MCARTHUR	P	Y	Y	Y			
ROY WILDE	P	Y	Y	Y			
TED BRANDT	P	Y	Y	Y			
FRANK KUTILEK	EXCUSED						
JEFF CAMPBELL	P	Y	Y	Y			
JIM EDWARDS	P	Y	Y	Y			
TODD TEUSCHER	EXCUSED						
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	EXCUSED	NO VOTE					
DAN BISH	P	NO VOTE					

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2011-14, Sales Trailer on Lot 50, Strawberry Ridge Subdivision, Conditional Use Permit
3. 2010-14, Minor Record Plat, Lots 3A, 4 and 5, Strawberry Ridge, Re-review and Renewal of Approval
4. Adjourn

REGULAR MEETING

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
 - a. Regular Meeting June 14, 2011
6. Questions from the floor
7. Minor Record Plat
 - a. 2010-14, Minor Record Plat, Lots 3A, 4 and 5, Strawberry Ridge, Re-review and Renewal of Approval
8. Conditional Use Permit
 - a. 2011-14, Sales Trailer on Lot 50, Strawberry Ridge Subdivision, Conditional Use Permit
9. Staff Report
10. Old Business
11. Commissioners Report
12. Adjournment