

MINUTES

PUBLIC HEARING

No Public Hearing

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams (excused), Michelle Hohmeier, Cricket Whaley, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale (excused), Dan Bish and Robert Sweeney. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Andrew Sutton asked that his name be added as present on the minutes.

Motion by Jeff Campbell to approve the minutes as amended from the June 26, 2012 meeting. Second by Andrew Sutton. Voice Vote – *Approved*.

QUESTIONS FROM THE FLOOR: None

7a. 2012-18, ROSS DRESS FOR LESS, COMMERCIAL SITE PLAN: Mary Holden announced that Mark Simpson was in attendance representing this project.

Jeff Campbell asked if Staff checked the turning radius for trucks at the corner of the building on the northeast side. Mary stated they have. Jeff also questioned if they meet the parking requirements. Mary stated that they do.

Ted Brandt questioned if the lighting on the building is different than the other buildings. Mary stated it is the same lighting that is on the other buildings in Arnold Commons.

Motion by Jeff Campbell to approve 2012-18, Commercial Site Plan for Ross Dress for Less in Arnold Commons. Second by Ted Brandt. Roll call vote: Michelle Hohmeier, yes; Cricket Whaley, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved*.

Ted Brandt asked the proposed timeline if approved. Mark Simpson stated they hope to start construction in August and open the spring of 2013.

STAFF REPORT: PLANNING COMMISSIONERS HANDBOOK: Mary asked the Commissioners to review the second half of the handbook and provide comments, direction and input.

Cricket Whaley commented that this handbook has really helped her.

Discussion among the Commissioners with regard to representing the people; public consideration/input; is the decision good for the city as a whole; logical versus emotional decisions.

OLD BUSINESS: Frank Kutilek referred to the "Neighborhood Plans" project. Mary stated that so far they have met with Todd Teuscher and Roy Wilde and she will share their information.

Jeff Campbell asked Mary if she received his email referencing the other prototype on CVS Pharmacy. It's similar in design but an upscale in materials.

Andrew Sutton asked the status of the revised codes. Mary stated they are on the top half of her list of things to do.

Frank Kutilek asked for an update on Spruce Up Landscaping and Foxwood Estates. Mary stated that the preliminary plat for Foxwood Estates has expired and no extensions have been granted. They will have to come back through for any preliminary plat. Spruce Up Landscaping – no communication from him nor have we received revised building plans. If he does not have a final compliance and final occupancy by September 11, 2012, that C-4 goes away and he will have 60 hours to remove all his equipment.

COMMISSIONERS REPORT: Roy Wilde invited everyone to the grand opening of the Arnold Historical Society and to a golf tournament.

Ted Brandt asked if Staff could share the information on how a particular project got to the point of being presented to the Planning Commission. Mary responded that all she puts in the staff reports are why we need these conditions of approval, everything else meets our codes. She stated she can copy the Commissioners in on staff's initial comment list that is sent. Ted explained his aggravation with not being able to ask questions and having to only accept "the minimum" for every project. Bob Sweeney interjected that could lead to potential discrimination.

Frank Kutilek stated he would not be at the next meeting.

ADJOURNMENT: Meeting adjourned at 7:38 p.m.

Respectfully Submitted,



Roy Wilde
Planning Commission Secretary

