

**City of Arnold, Missouri**

---

**Public Hearing  
Council Chamber**

**July 19, 2018  
7:00 p.m.**

- A. 2018-17 Preliminary Plat – Lonedell Acres, 4 lots 2162 Londell Road.
- B. 2018-20 Rezoning R3 to R4 Residential, Lots 9 & 10 Lilac Point.
- C. 2018-24 Rezoning C3 to R5 Residential

---

**City Council**

**Immediately Following the Public Hearing**

**Agenda**

- 1. Pledge of Allegiance:
- 2. Opening Prayer: Good Shepherd Lutheran Church – Pastor Warren Worth
- 3. Roll Call:
- 4. Business from the Floor:
- 5. Consent Agenda:
  - A. Regular Minutes **June 21, 2018**
  - B. Payroll Warrant **#1293 in the Amount of \$285,687.77**  
Payroll Warrant **#1294 in the Amount of \$276,156.97**
  - C. General Warrant **#5717 in the Amount of \$218,285.42**  
General Warrant **#5718 in the Amount of \$559,781.34**
- 6. Ordinances:
  - A. **Bill No. 2703:** An Ordinance Approving a Preliminary Plat Titled “Lonedell Acres”.
  - B. **Bill No. 2704:** An Ordinance Rezoning a Tract of Land, Lilac Point PB 23, Page 22, Lots 9 & 10, in the City of Arnold, Missouri, From R-3 Residential To R-4 Residential.
  - C. **Bill No. 2705:** An Ordinance Approving a Rezoning from C-3 Commercial To R-5 Residential for 2300 Church Road, Part of Lots 17, 18, 25, and 26 Of U.S. Survey 2991, Township 43 North, Range 6 East.

D. **Bill No. 2706:** An Ordinance Amending Chapter 120, Article III of the Code of Ordinances Relating to Disclosure of Conflicts of Interests and Substantial Interests.

7. Resolutions:

A. **Resolution 18-43:** A Resolution Authorizing the Mayor to Enter into a Contract With Fleet Feet Race Productions.

8. Motion:

A. 2018-22 Conditional Use Permit Washington University Clinical Associates, LLC @ 148-156 Richardson Crossing.

9. Reports from Mayor, Council, and Committees:

10. Administrative Reports:

11. Adjournment:

**Next Regular City Council Meeting August 2, 2018 @ 7:00 p.m.  
Next Work Session August 9, 2018 at 7:00 p.m.**

The Public Hearing was called to order by Mayor Counts at 7:00 p.m. City Clerk Tammi Casey made note of those in attendance: Mayor Counts, Cooley, Sullivan, Fulbright, Hood, Plunk, McArthur, Fleischmann, Owens (excused), Richison, Hull-Bettale, Lehmann, Sweeney, Brown, Kroupa and Chief Shockey.

**A. 2018-17 PRELIMINARY PLAT-LONEDELL ACRES, 4 LOTS 2162  
LONEDELL ROAD**

Christie Hull-Bettale informed council that the Planning Commission held a Public Hearing and discussed this item at their June 12<sup>th</sup> meeting. Four residents spoke at the Public Hearing siting concerns that included traffic, existing stormwater problems, fencing and long grass ordinance requirements. The Planning Commission is forwarding a recommendation of approval by a vote of 6-4, with eight conditions.

**PUBLIC COMMENTS**

Dave Stolach with Stolach LLC spoke to council. He is the developer and informed council that he wishes to convert the property from two lots to four. He would be building four homes and asking for a variance on lot widths. There would be four 1 acre lots.

Robert White, 2134 Lonedell Road – Spoke regarding his concerns for safety. Mr. White stated he would like to see the setback placed at an additional 20 feet from what the plat is currently showing.

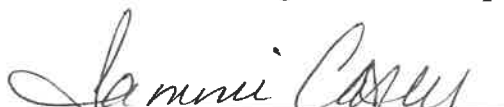
Greg Kaemmerer, 1736 Debra Lane – Stated his driveway washes away in a heavy rain now and is concerned a new development will worsen his stormwater issues.

Scott Betzer, 1729 Debra Lane – Stated he is not in favor because he does not believe that the infrastructure is there for this development and the new 150 home subdivision that is going in.

**COUNCIL COMMENTS**

NONE

The Public Hearing ended at 7:29 p.m.

  
City Clerk Tammi Casey, MRCC

Mayor Ron Counts called the meeting to order at 7:29 p.m.

The Pledge of Allegiance was recited.

Councilman Jason Fulbright offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Counts, Cooley, Sullivan, Fulbright, Hood, Plunk, McArthur, Fleischmann, Owens (excused), Richison, Hull-Bettale, Lehmann, Sweeney, Brown, Kroupa and Chief Shockey.

### **BUSINESS FROM THE FLOOR**

Ingrid Hester, 1728 Rhythm Lane – Concerned with the conditions of the streets on Melody Lane. She would like some kind of reassurance that they will be repaired soon.

Duane Kube, 2114 Dudler – Informed council that his subdivision will be having a neighborhood block party on July 7<sup>th</sup> and would like special permission from council to have a fireworks display. Mr. Sweeney stated that council could vote on this during the Motions portion of the agenda, should they choose.

### **CONSENT AGENDA**

- A. MINUTES FROM JUNE 7, 2018 MEETING**
- B. PAYROLL WARRANT NO. 1292 IN THE AMOUNT OF \$288,867.42**
- C. GENERAL WARRANT NO. 5716 IN THE AMOUNT OF \$582,184.25**

**Butch Cooley made a motion and so moved to approve the consent agenda.**

Seconded by Vern Sullivan. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas:

**Consent agenda approved.**

### **ORDINANCES**

**BILL NO. 2702 – AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED “LONEDELL ACRES”** City Clerk Tammi Casey gave the first reading.

**Butch Cooley made a motion and so moved to table Bill No. 2702 until the next council meeting.** Seconded by Gary Plunk. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, no; Hood, yes; Plunk, yes; McArthur, no; Fleischmann, yes; Owens, (excused); 5 Yeas, 2 Nays: **Motion carried.**

## RESOLUTIONS

**RESOLUTION NO. 18-40 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH AMERICA’S PARKING REMARKING, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE STREET AND PARKING LOT STRIPING PROJECT FOR THE CITY OF ARNOLD**

**EJ Fleischmann made a motion and so moved to approve Resolution No. 18-40.** Seconded by Gary Plunk. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Resolution approved.**

**RESOLUTION NO. 18-41 – A RESOLUTION APPOINTING DIANE WALLER TO THE PERSONNEL BOARD OF REVIEW TO COMPLETE A THREE-YEAR TERM**

**Vern Sullivan made a motion and so moved to approve Resolution No. 18-41.** Seconded by EJ Fleischmann. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Resolution approved.**

**RESOLUTION NO. 18-42 – A RESOLUTION RATIFYING THE EXPENDITURE OF FUNDS TO REPAIR THE HVAC SYSTEM AT THE RECREATION CENTER**

**Gary Plunk made a motion and so moved to approve Resolution No. 18-42.** Seconded by Mark Hood. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Resolution approved.**

## MOTIONS

- A. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING REAL ESTATE AND PERSONNEL PURSUANT TO SECTION 610.021 (2) AND (3)**

**EJ Fleischmann made a motion and so moved to hold a closed session.** Seconded by Butch Cooley. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Motion carried.**

**B. A MOTION TO GRANT SPECIAL PERMISSION FOR A FIREWORKS DISPLAY TO BE HELD AT 2114 DUDLER ON JULY 7<sup>TH</sup>, WHICH IS OUTSIDE THE NORMAL DATES THAT FIREWORKS ARE ALLOWED, FOR A NEIGHBORHOOD BLOCK PARTY**

**Vern Sullivan made a motion and so moved to grant special permission for a fireworks display to be held at 2114 Dudler on July 7<sup>th</sup>.** Seconded by Mark Hood. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Motion carried.**

**REPORTS FROM MAYOR, COUNCIL AND COMMITTEES**

**Mayor Counts** – Thanked Dickie Brown for the great job he and his staff did with the grand opening of the archery park. Mayor Counts also invited everyone to attend the dedication of the Jaycee Pavilion at the Farmers Market this Saturday.

**EJ Fleischmann – Ward 1** – Informed council that the Beautification Committee met two weeks ago. The committee is continuing work on the round-a-bout and is looking at Michigan Ave. as their possible next project.

**Butch Cooley – Ward 4** – Informed council that the Liquor Committee held a meeting tonight and asked Mrs. Casey to provide a report. Mrs. Casey reported that both Shop & Save and Bellecino's have applied for a Change in Managing Officer. The Liquor Committee is forwarding a unanimous recommendation of approval.

**Butch Cooley made a motion and so moved to approve the Change in Managing Officer application for both Shop N Save and Bellacino's.** Seconded by Vern Sullivan. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Motion carried.**

Mrs. Casey also stated she has received the remainder of the annual liquor license renewals. The Liquor Committee is forwarding a unanimous recommendation of approval.

**Butch Cooley made a motion and so moved to approve the annual liquor license renewals received to date since the June 7, 2018 meeting.** Seconded by Vern Sullivan. Roll call vote: Cooley, yes; Sullivan, yes; Fulbright, yes; Hood, yes; Plunk, yes; McArthur, yes; Fleischmann, yes; Owens, (excused); 7 Yeas: **Motion carried.**

**ADMINISTRATIVE REPORTS**

**Bryan Richison** – Asked council’s opinion on canceling the July 5<sup>th</sup> meeting, as there are currently no pressing matters to place on the agenda. Council agreed. Mr. Richison also stated it has come to his attention that there may be some new ideas regarding a possible restructuring of the Community Development Department. He would like to hear these ideas and make any possible changes before advertising for the director position. Mr. Richison requested that if anyone is interested in being part of that discussion to please contact him.

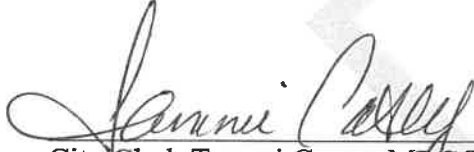
**DICKIE BROWN** – Thanked the Mayor for the accolades regarding the grand opening of the archery park, but assured everyone it was his staff that made it such a success.

Mayor Counts announced a 10 minute recess before going into Closed Session.

.....  
Closed Session ended at 8:30 p.m.

A motion to adjourn the meeting was made by EJ Fleischmann. Seconded by Vern Sullivan. Voice vote: All yeas.

Meeting adjourned at 8:30 p.m.

  
City Clerk Tammi Casey, MRCC-C

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** REGULAR

**DATE:** 6/21/2018

**PAGE:** 1

**BILL NO - RESOLUTION - MOTION**

		ROLL CALL	CONSENT AGENDA	MOTION TO TABLE BILL NO 2702	RESOLUTION NO 18-40	RESOLUTION NO 18-41	RESOLUTION NO 18-42	
<b>COUNCIL MEMBERS:</b>								
<b>MAYOR</b>	RON COUNTS	PRESENT						
<b>COUNCIL:</b>	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES	
<b>COUNCIL:</b>	VERN SULLIVAN	PRESENT	YES	YES	YES	YES	YES	
<b>COUNCIL:</b>	JASON FULBRIGHT	PRESENT	YES	NO	YES	YES	YES	
<b>COUNCIL:</b>	MARK HOOD	PRESENT	YES	YES	YES	YES	YES	
<b>COUNCIL:</b>	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES	
<b>COUNCIL:</b>	BRIAN MCARTHUR	PRESENT	YES	NO	YES	YES	YES	
<b>COUNCIL:</b>	EJ FLEISCHMANN	PRESENT	YES	YES	YES	YES	YES	
<b>COUNCIL:</b>	DAVID OWENS	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	
<b>CITY ADMINISTRATOR</b>	BRYAN RICHISON	PRESENT	<b>PARKS DIR:</b>		DICKIE BROWN	PRESENT		
<b>CITY CLERK</b>	TAMMI CASEY	PRESENT	<b>PUBLIC WORKS:</b>		-			
<b>COM DEV</b>	CHRISTIE HULL-BETTAL	PRESENT	<b>TREASURER:</b>		DAN KROUPA	PRESENT		
<b>FINANCE DIRECTOR</b>	BILL LEHMANN	PRESENT	<b>POLICE DEPT.</b>		CHIEF SHOCKEY	PRESENT		
<b>CITY ATTORNEY</b>	BOB SWEENEY	PRESENT						



**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

MEETING: REGULAR

DATE: 6/21/2018

PAGE: 2

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

**MAYOR** RON COUNTS

**COUNCIL:** BUTCH COOLEY

**COUNCIL:** VERN SULLIVAN

**COUNCIL:** JASON FULBRIGHT

**COUNCIL:** MARK HOOD

**COUNCIL:** GARY PLUNK

**COUNCIL:** BRIAN MCARTHUR

**COUNCIL:** EJ FLEISCHMANN

**COUNCIL:** DAVID OWENS

**CITY ADMINISTRATOR** BRYAN RICHISON

**CITY CLERK** TAMMI CASEY

**COM DEV** CHRISTIE HULL-BETTALE

**FINANCE DIRECTOR** BILL LEHMANN

**CITY ATTORNEY** BOB SWEENEY

	MOTION TO HOLD CLOSED SESSION	MOTION TO AUTHORIZE FIREWORKS AT 2114 DUDLER ON 7/7/2018	MOTION TO APPROVE CHANGE IN MANAGING OFFICER APPLICATIONS	MOTION TO APPROVE ANNUAL LIQUOR RENEWALS		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	YES	YES	YES	YES		
	EXCUSED	EXCUSED	EXCUSED	EXCUSED		
			<b>PARKS DIR:</b>	DICKIE BROWN		
			<b>PUBLIC WORKS:</b>			
			<b>TREASURER:</b>	DAN KROUPA		
			<b>POLICE DEPT.</b>	CHIEF SHOCKEY		

Those in attendance as noted by City Clerk Tammi Casey; Mayor Ron Counts, Cooley (excused), Sullivan, Fulbright (arrived 7:22), Hood, Plunk, McArthur, Fleischmann, Owens, Richison (excused), Lehmann, Sweeney, Brown, Kroupa (excused), Chief Shockey.

**PRESENTATION OF THE ADA PLAN - BILL KNITTIG**

Bill Knittig introduced James Henson who presented the council with his findings after conducting an ADA compliance review of city owned buildings. Mr. Henson works for the Disabilities Resource Association and stated the first step to ensuring ADA compliance is the evaluation process and the second is a transition plan. The transition plan would either include a Public Hearing advertised in the local paper or place questions on our website for residents to complete. Mayor Counts thanked Mr. Knittig and Mr. Henson and the Aging and Disabilities Committee for their hard work.

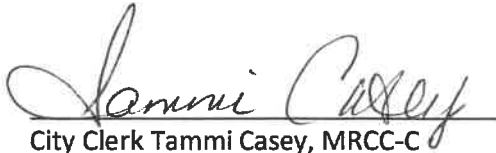
**STRATEGIC CAPITOL CONSULTING – STEVE TILLEY**

Steve Tilley provided council with an update regarding the legislative session in Jefferson City this year.

Jason Fulbright made a motion and so moved to adjourn the meeting. Seconded by Gary Plunk.

Voice vote: All Yeas

Meeting adjourned at 7:24 p.m.

  
City Clerk Tammi Casey, MRCC-C

**CITY OF ARNOLD, MISSOURI**

**ROLL CALL**

**MEETING:** WORK SESSION

**DATE:** 7/12/2018

**PAGE:** 1

**BILL NO - RESOLUTION - MOTION**

**COUNCIL MEMBERS:**

**MAYOR**      RON COUNTS

**COUNCIL:**    BUTCH COOLEY

**COUNCIL:**    VERN SULLIVAN

**COUNCIL:**    JASON FULBRIGHT

**COUNCIL:**    MARK HOOD

**COUNCIL:**    GARY PLUNK

**COUNCIL:**    BRIAN MCARTHUR

**COUNCIL:**    EJ FLEISCHMANN

**COUNCIL:**    DAVID OWENS

**CITY ADMINISTRATOR**      BRYAN RICHISON

**CITY CLERK**                      TAMMI CASEY

**COM DEV**

**FINANCE DIRECTOR**          BILL LEHMANN

**CITY ATTORNEY**                BOB SWEENEY

IN ATTENDANCE					
	PRESENT				
-					
PRESENT					
ARRIVED 7:22					
PRESENT					
PRESENT					
PRESENT					
PRESENT					
-	<b>PARKS DIR:</b>	DICKIE BROWN			PRESENT
PRESENT	<b>PUBLIC WORKS:</b>	-			-
-	<b>TREASURER:</b>	DAN KROUPA			-
PRESENT	<b>POLICE DEPT.</b>	CHIEF SHOCKEY			PRESENT
PRESENT					

---

**CITY OF ARNOLD CITY COUNCIL  
JULY 19, 2018 MEETING**

---

**TO:** MAYOR AND CITY COUNCIL  
**FROM:** CHRISTIE HULL BETTALE, EIT – COMMUNITY DEVELOPMENT  
ENGINEER  
**SUBJECT:** 2018-17 PRELIMINARY PLAT- LONDELL ACRES, 4 LOTS 2162 LONEDELL  
RD, PLANNING COMMISSION RECOMMENDATION  
**DATE:** 7/3/2018  
**CC:** BRYAN RICHISON AND DERRICK REDHEAD

---

**REQUEST**

On behalf of Staloch LLC, Mark Doering – Doering Engineering presents a preliminary plat for Lonedell Acres.

**PLANNING COMMISSION SUMMARY AND RECOMMENDATION**

The Planning Commission held a public hearing and considered this request at their June 12, 2018 meeting. There were 4 residents from the public who spoke at the hearing. Their concerns included traffic, existing stormwater problems, fencing and long grass ordinance requirements. During the regular meeting the applicant presented the project. There were comments, questions and answers regarding the onsite storm sewers, existing off site downstream stormwater issues and the lot frontage variance. After the discussion, the Commission voted 6-4 to forward a recommendation of approval with the below conditions:

1. Provide a Tree Preservation plan for Commission review at a later date.
2. 10' Right of Way dedication strip is required, which will be indicated on the final record plat.
3. A proposed 10' sidewalk easement and 5' sidewalk is required; easement will be indicated on final record plat and sidewalks installed or make a contribution in lieu of construction.
4. Provide storm and sanitary easement, 5' both sides of centerline (10' total) for the existing or proposed pipes.
5. Planning Commission grants the variance for frontage on Lots 2, 3, 4, with the findings as stated in the staff report
6. Provide draft covenants for city review and recording.
7. Grading and any necessary infrastructure will need an Improvement Plan separate permit.
8. The existing storm water pipes and system must be inspected and function properly within the development.

## ANALYSIS

The Londell Acres Subdivision is located along Lonedell Rd, is zoned a R3 district, currently addressed as 2162 Lonedell. The proposal is to plat the land and build 4 residential homes. The lots each meet and exceed the 15,000 sq ft minimum area, easements and setbacks are met. For reference, these parcels are situated with R2 directly across the street and R3 to both sides and rear. The R2 district allows for minimum of 21,780 sq ft. As presented, the use and manner in which this development is planned meets the zoning and subdivision code with a few exceptions.

First, to bring to your attention; there is not a completed tree preservation plan developed as of yet. This plan does show the trees but it is not compliant per City code.

Second, when a new subdivision is proposed which is located on only one (1) side of an existing street or road, one-half (1/2) of the required right-of-way width shall be provided, measured from the centerline of the right-of-way as originally established. Lonedell is a collector status road and 50' right of way needed. With existing right of way width of 30'; the new plat needs to provide additional 10' dedication strip.

Third, a sidewalk is required with a subdivision plat; a proposed 5' sidewalk is needed within a 10' easement adjacent to the new right of way line. In lieu of construction a contribution to the sidewalk fund can be made to satisfy this requirement. At the cost for construction of 453 linear feet of 5' wide sidewalk at \$4.90 per square foot, a contribution of \$11098.50 would be needed to fund the improvement.

**A letter from Mark Doering is attached (exhibit 1), indicating they are agreeable and will address the above 3 items prior to the final record plat.**

I want to mention regarding storm water design, the development plan is keeping the land disturbance and impervious surfaces minimal. With that said, additional storm water runoff is not increased enough to require detention or water quality. All grading, erosion and sediment, and land disturbance codes will still apply.

## VARIANCE

Finally, as indicated all lots meet minimum area and minimum setback; however, 3 of them do not meet frontage width requirements. The minimum width necessary is 125' for lots over 1 acre. Doering presented a separate letter (exhibit 2) which is a request for this variance.

Applicant is requesting a lot frontage variance for lots 2, 3, and 4. The request is to allow 100' frontage for these lots: lot 2 – 1.08 acre, lot 3 – 1.10 acre and lot 4, 1.07 acre. When the Commission considers granting the variance for frontage on 3 Lots, it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is

located. It will not be detrimental as this layout proposes 4 lots where this property could potentially be more densely developed. Due to this, there is less traffic generation impact.

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property.

This property is unique in that the 2 current lots are 'large lots' of 1.3 acres and 2.59 acres in an R3 district that has typically has a minimum 0.25 acre.

3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out.

This existing parcel of land, nearly 4 acres, is a large deep lot configuration. The proposed new lot configuration is advantageous for the site to be compatible with the other narrow lots in the area.

4. The variance will not in any manner vary the provisions of the zoning ordinance, Comprehensive Plan, or major street plan.

**AN ORDINANCE APPROVING A PRELIMINARY PLAT TITLED  
“LONDELL ACRES”**

---

**WHEREAS**, the Planning Commission of the City of Arnold has reviewed a proposed preliminary plat and has submitted a report with findings and conditions of said preliminary plat titled “Lonedell Acres” to the City Council; and

**WHEREAS**, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

**WHEREAS**, the Council of the City of Arnold is required to review the preliminary plat and consider its approval;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:**

Section 1. The City of Arnold hereby accepts and approves the preliminary plat titled “The Enclave at Strawberry Ridge.” Said development is located on a 4.0-acre tract of land located on Lonedell Rd at Debra Ln.

Section 2. The acceptance and approval of the preliminary plat for “Lonedell Acres” as presented to this City Council in no way relieves the developer of the responsibility of meeting the requirements of any other public or private entity having jurisdiction over such developments, or the requirements of the ordinances of the City of Arnold, Missouri.

Section 3. The acceptance and approval of “Lonedell Acres” as presented to this City Council is in no way an endorsement of said construction, development or layout, or an acceptance of any publicly dedicated improvements until said improvements have been properly inspected by the Community Development Department and accepted by the City Council as provided by ordinance.

Section 4. The preliminary plat identified as “Lonedell Acres” shall be valid for a period of two (2) years from the date of its approval.

Section 5. The preliminary plat identified as “Lonedell Acres” is subject to the conditions outlined in the Staff report to the City Council dated June 28, 2017 and as follows:

Conditions

1. Provide a Tree Preservation plan for Commission review at a later date.
2. 10’ Right of Way dedication strip is required, which will be indicated on the final record plat.
3. A proposed 10’ sidewalk easement and 5’ sidewalk is required; easement will be indicated on final record plat and sidewalks installed or make a contribution in lieu of construction.
4. Provide storm and sanitary easement, 5’ both sides of centerline (10’ total) for the existing or proposed pipes.
5. Planning Commission grants the variance for frontage on Lots 2, 3, 4, with the findings as stated in the staff report
6. Provide draft covenants for city review and recording.
7. Grading and any necessary infrastructure will need an Improvement Plan separate permit.
8. The existing stormwater pipes and system must be inspected and function properly within the development.

Section 6. General Development Conditions apply as follows:

- a. A grading permit is required prior to any grading on the site.
- b. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as rye, shall be utilized to retard erosion.
- c. The petitioner shall be responsible for obtaining all necessary permits and approvals from the Missouri Department of Natural Resources, Public Water Supply District No. 1, American Water and Rock Community Fire Protection District as they relate to the development of this tract of land.
- d. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the conditions whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- e. Failure to comply with any or all the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City Departments or Commissions.

Section 7. The approval of the City Council under the hand and seal of the city shall be endorsed upon said plat.

Section 8. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF JUNE, 2018.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

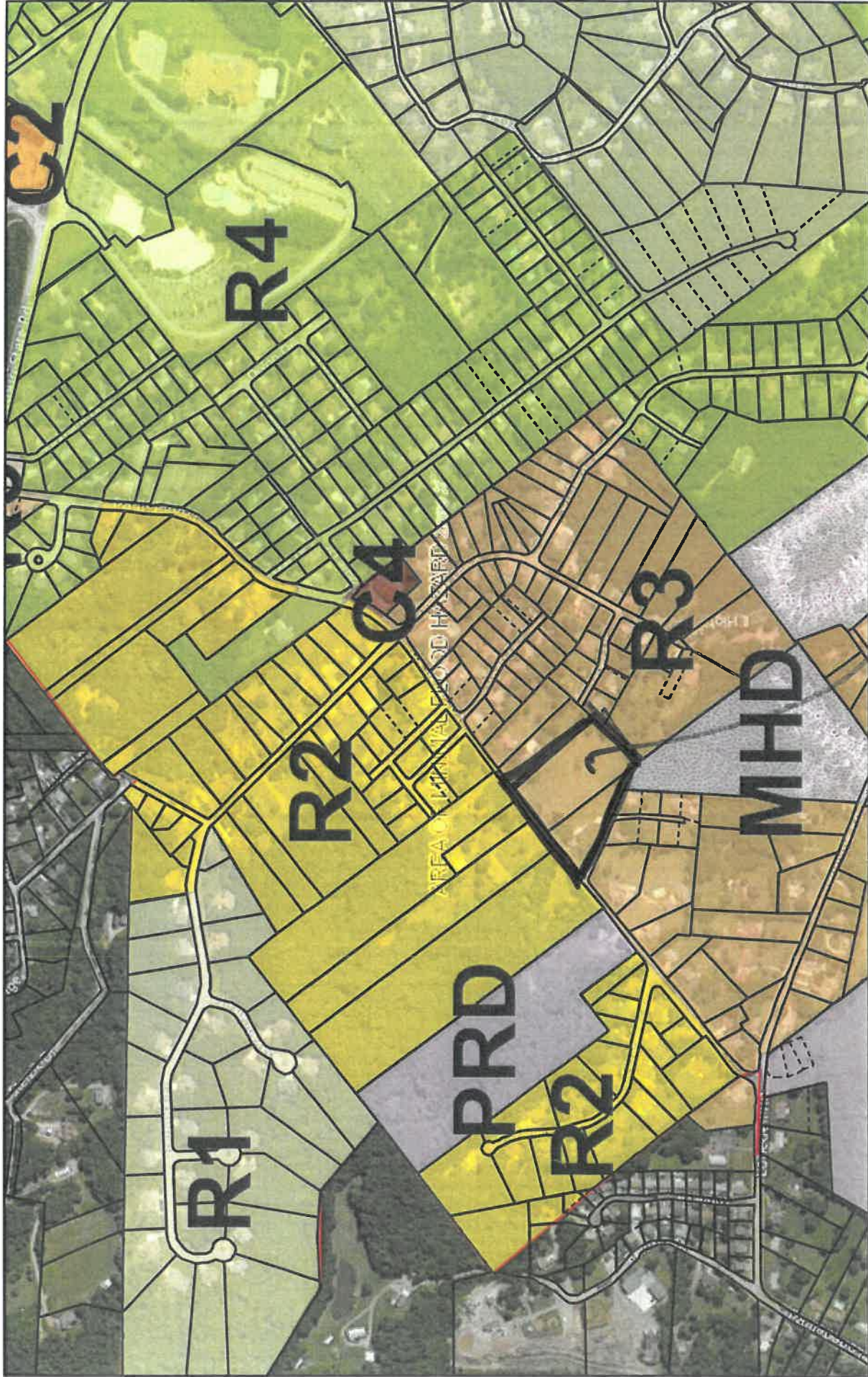
\_\_\_\_\_  
City Attorney Robert K. Sweeney

June 13, 2018

Z:\Comm Dev Forms and Files\Planning Commission Files\2018 Meetings\2018-17 Ordinance 2702 Lonedell Acres Prelim Plat.doc



# City of Arnold MO Online GIS Base Map Viewer



6/8/2018 10:12:09 AM

-  Jefferson County Parcels - Property
-  Jefferson County Lot Lines - Lot Lines
-  Arnold\_MO\_City\_Limits
-  Flood Hazard Zones
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

*LONEDALL  
ACRES*

June 6, 2018

City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
Attn: Ms. Christie Hull-Bettale

RE: Lonedell Subdivision  
Responses to Comments Received June 5, 2018

Dear Ms. Hull-Bettale:

Please see our response (in red) to your comments.

2. When you removed the structures (building foot print). It looks like you erroneously removed proposed grading contours and proposed sanitary sewer with easements. Grades and utilities should be shown, this is something the commission wants to see.

**We have shown these items on the plan.**

7. When a new subdivision is proposed, located on only one (1) side of an existing street or road, one-half (1/2) of the required right-of-way width shall be provided, measured from the centerline of the right-of-way as originally established. Lonedell is a collector and 50' right of way needed. With existing right of way width of 30; please show and provide additional ~~15~~ <sup>10</sup> dedication strip on the plan.

**We are okay with this comment, but have not revised the plan to reflect this.**

11. a. There are not easements for storm water pipes across the back yards and they will be required. Please show the proposed easement, 5' both sides of centerline of the pipes.

b. Provide a proposed 10' sidewalk easement adjacent to the new right of way line. Sidewalk is required with subdivision plat; in lieu of construction a contribution to the sidewalk fund can be made. The cost of construction of 453 lineal feet of 5' wide side walk at \$4.90 per square foot the contribution is \$11098.50.

**We have noted on the plat that all sewers will be covered with easements, as directed by the City of Arnold on the record plat. We are find with the sidewalk/easement, but have not shown it on the plan.**

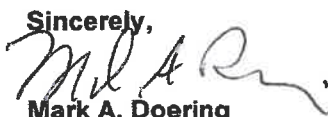
12. Draft covenants are required for city review and final recording.

**We propose to provide them to the City prior to the recording of the record plat.**

13. The plat shows the existing trees; however, it doesn't fulfill the requirements of Article IV: Tree Preservation Program complete requirements found at his link to the city code.

**We are trying to see if this proposal is considered positive by the Planning Commission and would like to keep our cost down at this point. If it is acceptable, we would be willing to go back to the Planning Commission with this if this proposal moves forward.**

**We believe our proposal fits with the existing area and will positive development for the City of Arnold. If you have any questions, please do not hesitate to contact me.**

Sincerely,  
  
Mark A. Doering  
President

4850 Lemay Ferry Road – Suite 220 – St. Louis, MO 63129  
Office: (314) 487-6913 – Fax (314) 487-2379

328 Bargraves Boulevard, Suite B – Troy, IL 62294  
Office: (618) 667-6610 – Fax (618) 667-6653

Email address: [mailbox@doeringeng.com](mailto:mailbox@doeringeng.com)

EXHIBIT 1

June 6, 2018

City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010

Attn: Ms. Christie Hull-Bettale

RE: Lonedell Subdivision  
Lot Frontage Variance Request

Dear Ms. Hull=Bettale:

On behalf of Staloch LLC we are requesting a lot frontage variance for lots 2, 3 and 4 of the proposed Lonedell Acres. Our request is to allow 100' frontage for these lots (lot 2 – 1.08 acre, lot 3 – 1.10 acre and lot 4 1.07 acre) instead of 125'.

We believe fronting on lots on the existing Londell Road would have less impact than constructing a road with a cul-de-sac into this parcel and creating 7 or 8 lots. With our layout, we have limited disturbance to just less than one a acre, if this parcel was developed with a road and cul-de-sac the disturbed area would be approximately three and one half acres.

Our proposal matches the existing lots in the area. The lot directly to the north (2134 Lonedell) has a frontage of 115' and is 1.30 acre. The lot to the north of 2124 Lonedell (2124 Lonedell) has a frontage of 116' and is 1.35 acre. The lot two parcels to the south of this proposal (2208 Lonedell) has a frontage of 85' and is 1.71 acre.

The granting of this variance will not be detrimental to public safety as all details of this development will be in accordance to the City of Arnold's standards. Having four lots instead of 7 or 8 will reduce the ultimate traffic on Londell road.

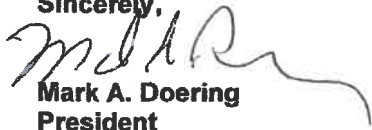
Because of the Geometrics of the site (deep lot) we believe the lot configuration is best for this site.

With this variance we will meet the provisions of the zoning ordinance and because we are proposing no new roads, we will be consistent with the Comprehensive plan and major street plan.

We believe our proposal fits with the existing area and will positive development for the City of Arnold.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Mark A. Doering  
President

CC: David Staloch

cc - 6/7/18

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax

5/22/18  
mtg

applicant moved to



### PRELIMINARY PLAT APPLICATION

File Number 2018-17 Fee \$200 up to 10 Lots, \$10.00 for each addl Lot - Paid \$200.00

**APPLICANT/CONTRACT PURCHASER**

STALOCH  
Name

2162 LONDELL RD.  
Address, City, State, Zip

636 337 4663

Telephone Number

636 789 2201

Facsimile Number

2162 LONDELL RD

Property Address (or nearest intersection)

MO - AMERICAN 63050

Sanitary District

866-430-0820

Telephone Number

4/13/18

Date of Application

David Staloch  
Signature of Applicant and/or Owner

**OWNER**

STALOCH L.L.C.  
Name

4484 9983 COLUMB DRIVE  
Address, City, State, Zip HILLSBORO, MO

636 337 4663

Telephone Number

636 789 2201

Facsimile Number

R-3

Zoning of Property

4

Number of Lots

ROCK CREEK

Fire District

636 296 2211

Telephone Number

5/22/18

Meeting Date Targeting



---

**CITY OF ARNOLD CITY COUNCIL, JULY 19, 2018 MEETING**

---

**TO:** MAYOR AND CITY COUNCIL  
**FROM:** CHRISTIE HULL-BETTALE- EIT, COMMUNITY DEVELOPMENT ENGINEER  
**SUBJECT:** 2018-20 REZONING R3 TO R4 RESIDENTIAL, LOTS 9 & 10 LILAC POINT  
**DATE:** JUNE 29, 2018  
**CC:**

---

**PLANNING COMMISSION SUMMARY AND RECOMMENDATION**

The Planning Commission held a public hearing and considered this request at their June 27, 2018 meeting. For reference below and attached, please see the staff report. There were no residents from the public who spoke at the hearing. During the regular meeting Dan Govero, representing the applicant, described the location of the lots and site to Ted Brandt. There were no further questions or discussion. The Commission voted 8-0 in favor and forwards to Council a recommendation of approval with the findings identified in the staff analysis.

**REQUEST**

Govero Land Services on behalf of CF Vatterott has submitted a request to rezone two residential lots that front on Richardson Road.

**ANALYSIS**

Currently the lots are zoned R3, adjacent to R3 on three sides and R4 on one remaining side, as shown in exhibit 1. The abutting R4 zoned land is known as Richardson Glen Subdivision, which was developed and built by CF Vatterott. Ultimately, CF Vatterott would like to build duplexes consistent to what is provided in the neighboring community. In a R4 district, two-family dwellings require a conditional use permit application and approval that will be reviewed at a later date.

Should these lots be rezoned, they require; 10,000' minimum lot area for single or two- family home, 8' side setback, 15' rear setback, 35' front setback, front right of way dedication along Richardson Rd (collector), and 10' sidewalk easement. These zoning requirements are met as shown on the plan in exhibit 2.

Rezoning, changes in district boundaries or classifications shall be approved with the following findings:

- A. The extension of an existing boundary where said change will not be detrimental and where it is shown that such change is necessary for public convenience or necessity; This rezoning is logical as it is consistent with the adjacent land zoning and development Richardson Glen and will transition well without a conflict with the neighboring R3 district

- B. There has NOT been significant change in the area to warrant a change in zoning classification;
- C. It HAS NOT been shown that a mistake was made in the original Zoning Map;
- D. The change is shown to be in the best interests for the health, safety, and welfare of the citizens of the City of Arnold.

The applicant petition addressing the zoning change criteria is attached in exhibit 3.

### **RECOMMENDATION**

Staff recommends the Planning Commission forward a recommendation of approval for this request with the finding described in the analysis.

AN ORDINANCE REZONING A TRACT OF LAND, LILAC POINT PB 28, PG 22, LOTS 9 & 10, IN THE CITY OF ARNOLD MISSOURI, FROM R-3 RESIDENTIAL TO R-4 RESIDENTIAL

---

WHEREAS, an application to rezone a tract of land known as LILAC POINT PB 28, PG 22, LOTS 9 & 10 from R-3 to R-4 Residential, has been submitted to the City of Arnold, and

WHEREAS, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

WHEREAS, the Planning Commission has submitted its report and recommendation to the City Council for approval of the proposed rezoning for a tract of land known as the LILAC POINT PB 28, PG 22, LOTS 9 & 10 from R-3 to R-4 Residential, and

WHEREAS, the Council finds that this rezoning request fulfills the findings: The extension of the existing boundary will not be detrimental; This rezoning is consistent with the adjacent land zoning and development Richardson Glen and will transition well without a conflict with the neighboring R3 district. There has NOT been significant change in the area to warrant a change in zoning classification. The change is shown to be in the best interests for the health, safety, and welfare of the citizens of the City of Arnold.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:

Section 1. The property identified as A Tract of Land, Known As Lilac Point, PB 28 PG 22, Lots 9 & 10 In The City Of Arnold, Missouri, is zoned from R-3 Residential To R-4 Residential.

Section 2: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

(SIGNATURES ON FOLLOWING PAGE)



READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_ DAY OF JULY, 2018.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Tammi Casey

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Robert Sweeney

June 29, 2018

Z:\CITYDOCS\ORDINANC\2704 Lilac Rezoning Ordinance 2018.doc  
Monday, July 02, 2018

# City of Arnold MO Online GIS Base Map Viewer

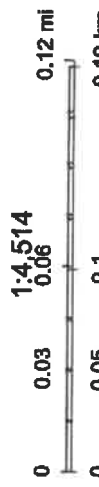


6/22/2018 10:23:29 AM

- Jefferson County Parcels - Property
- Jefferson County Lot Lines - Lot Lines
- Arnold\_MO\_City\_Limits

- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Regulatory Floodway

- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard



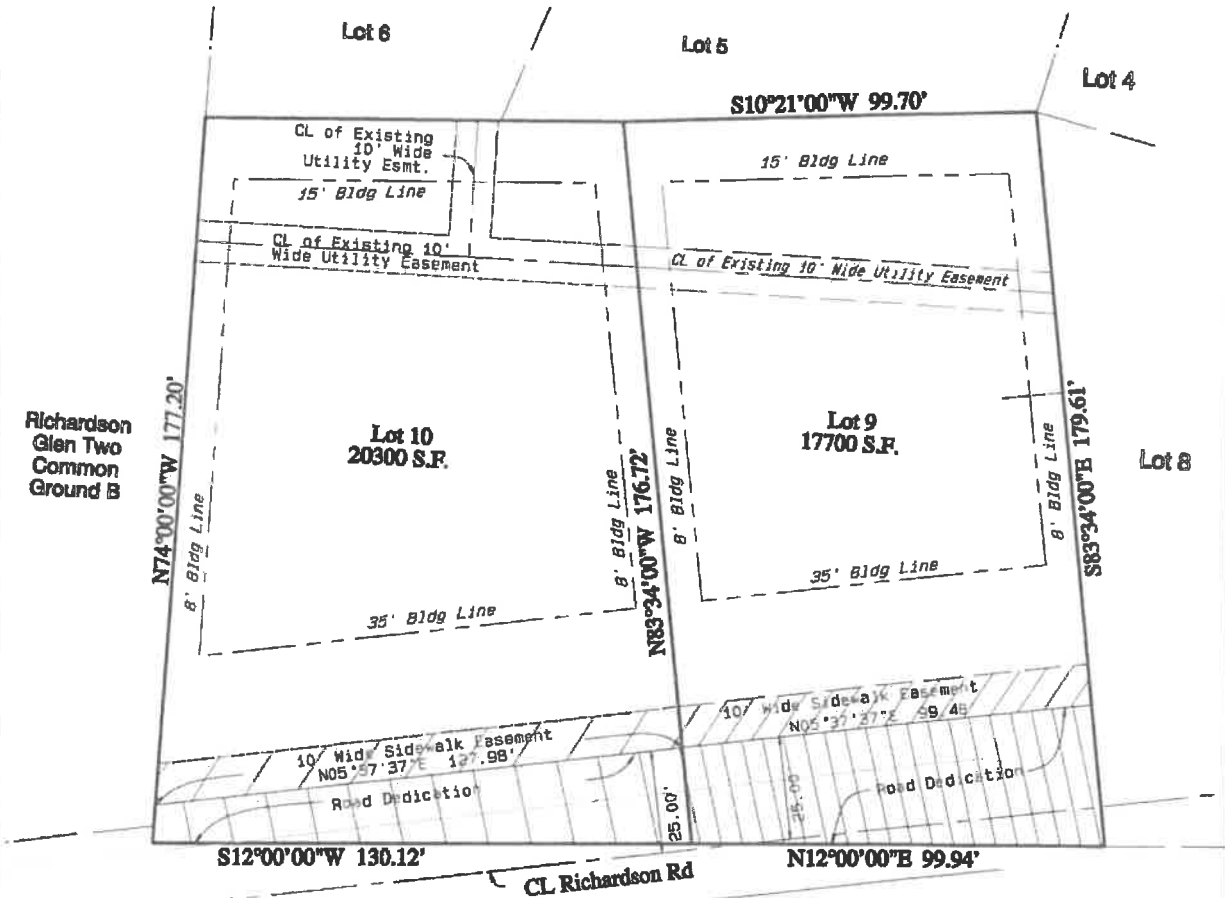
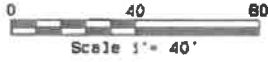
1:4,514  
0.06 0.12 mi  
0 0.03 0.05 0.1 0.19 km

City of Arnold Community Development, © 2018 Microsoft Corporation ©  
2018 DigitalGlobe ©CNES (2018) Distribution Airbus DS © 2018 HERE  
City of Arnold MO, Website User  
City of Arnold Missouri

EVHIRT 1

# Lilac Point

P.B. 28, Pg. 22



## Rezoning of Lots 9 and 10 of Lilac Point

<b>GOVERO</b> <b>LAND SERVICES</b> SURVEYING * ENGINEERING	5929 OLD STATE ROAD IMPERIAL, MO. 63052	FIELD WORK BY DRAWN BY <b>J. Maples</b>
	PH: (636) 464-9380 FAX: (636) 464-9626	CHECKED BY <b>D. Govero</b> JOB NO. <b>95090</b>

AS BUILT

# GOVERO

## Land Services

---

---

**SURVEYING \* ENGINEERING**  
**5929 Old State Road**  
**Imperial, MO 63052**  
**(636) 464-9380**

June 18, 2018

Christie Hull-Bettale  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010

RE: Richardson Road Lot 9 & 10 Lilac Point  
JOB#: 95090

Dear Christie,

In regards to your comments provided in your email of June 15, 2018, please note the following:

Zone Change Criteria:

- A. This is an extension of Richardson Glen Villas and is separated by a creek in the rear and grade to North and new villas would add to the area.
- B. There have been new villas built adjacent to these. The Richardson Road has been modified to accommodate Richardson Glen and enhance the intersection.
- C. There was no mistake on the zoning map.
- D. This would be an addition to Richardson Glen and would add to the uses.
- E. Fill up vacant lots to keep weeds down and yards maintained.

Should there be any questions or comments, please give me a call.

Sincerely,



Daniel L. Govero, PLS  
President

DLG/dgc

w/ltrs/95090comments

EXHIBIT 3

Y&Z Meeting 6/26/18  
Council 7/5/18

Place Ad 6/5  
Sign up 6/11

Community Development Department  
City of Arnold  
2101 Jeffco Blvd.  
Arnold, MO 63010  
636-282-2378  
636-282-6677 Fax

6/26/18  
mtg



### ZONING / REZONING APPLICATION

File Number 2018-20

\$400.00 Fee - Paid 5/23/18

#### APPLICANT/CONTRACT PURCHASER

CF. Vatterott Construction Co. by Gregory B. Vatterott Sr.

Name

10143 Paget, St. Louis, MO 63132

Address, City, State, Zip

(314) 427-4000

Telephone Number

(636) 547-3078

Facsimile Number

Richardson Rd. & Ems Glen Lane - Lots 9 & 10 of  
Lilac Point, Page 22

Property Address (or nearest intersection)

#### Adjacent Zoning

R3

R4

R3

R3

North

South

East

West

05-23-2018

Date of Application

Signature of Applicant

#### OWNER

CF. Vatterott Construction Co.

Name

10143 Paget, St. Louis, MO 63132

Address, City, State, Zip

(314) 427-4000

Telephone Number

(636) 547-3078

Facsimile Number

R3

R4

Zoning of Property

Proposed Zoning

~~05-18-2018~~

Meeting Date Targeting

Signature of Owner

---

---

**CITY OF ARNOLD, CITY COUNCIL, JULY 19, 2018**

---

---

**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** DERRICK REDHEAD, PLANNER/GIS TECHNICIAN  
**SUBJECT:** 2018-24 REZONING C3 TO R5 RESIDENTIAL  
**DATE:** JULY 12TH, 2018

---

**Request**

Civil Engineering Design Consultants, Inc on behalf of Jefferson County Catholic Real Estate: Immaculate Conception Parish is submitting a proposal to re-zone Parts of Lots 17, 18, 25, and 26 of U.S. Survey 2991 at 2300 Church Rd. There are two sections of the property owned by Immaculate Conception Parish (see attached Zoning Plan) which the applicant is petitioning to have rezoned from C3 Commercial to R5 Residential.

**Summary of Planning Commission Meeting**

The request for a Rezoning was heard at the July 10th Planning Commission meeting, which included a public hearing. The applicant was in attendance at both the public hearing and regular meeting. Nobody spoke during the public hearing. The Planning Commission unanimously voted to forward the Rezoning to City Council with a recommendation of approval.

**Analysis**

The applicant received final approval for a Consolidation Plat on June 7<sup>th</sup> of this year. That plat create one large lot out of several properties owned by Immaculate Conception Parish. A condition of that approval was that the owners apply for the new lot to be re-zoned to a single zoning district. The main church and school have operated on a lot that is Zoned R5 Residential while other portions of the lot are zoned C3 Commercial. This rezoning request will clean up an existing dual zoning and bring the whole campus under the R5 Residential zoning designation.

Rezoning, changes in district boundaries or classifications shall be approved with the following findings:

- A. The extension of an existing boundary where said change will not be detrimental and where it is shown that such change is necessary for public convenience or necessity.
  - This zoning will convert a few small areas into a less intensive zoning district.

- B. There has been significant change in the area to warrant a change in zoning classification;  
-As was indicated above the consolidation plat create a new parcel with two different zonings.
- C. It HAS NOT been shown that a mistake was made in the original Zoning Map
- D. The change is shown to be in the best interests for the health, safety, and welfare of the citizens of the City of Arnold.  
-This request will create one uniform zoning on the parcel and help streamline future developments undertaken by the parish

**Recommendation:**

Staff recommends that the Planning Commission forward this application with a recommendation of approval.





BILL NO. 2705

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING A REZONING FROM C-3 COMMERCIAL TO R-5 RESIDENTIAL FOR 2300 CHURCH RD, PART OF LOTS 17, 18, 25 AND 26 OF U.S. SURVEY 2991, TOWNSHIP 43 NORTH, RANGE 6 EAST.

---

**WHEREAS**, an application to approve a rezoning from C-3 Commercial to R-5 Residential for 2300 Church Rd, part of lots 17,18, 25 and 26 of U.S Survey 2991, townships 43 North, Range 6 East.

**WHEREAS**, the proper public hearings have been held, pursuant to City Ordinance and the laws of the State of Missouri, and

**WHEREAS**, the Planning Commission has submitted its report and recommendation to the City Council on the proposed rezoning from C-3 Commercial to R-5 Residential for 2300 Church Rd.

**WHEREAS**, the Council finds that this zoning will convert a few small areas into a less intensive zoning district. There was a significant change with the approval of a consolidation plat that created a new parcel with two different zonings. This request will create one uniform zoning on the parcel and help streamline future developments undertaken by the parish. No mistake was made in the original zoning map. This zone change will be in the best interest of the City since it eliminated two different zonings on the property.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS FOLLOWS:**

Section 1: The proposed a rezoning from C-3 Commercial to R-5 Residential for 2300 Church Rd, Part of lots 17, 18, 25 and 26 of U.S Survey 2991, townships 43 North, Range 6 East has been submitted to the City of Arnold will be developed in accordance with the provisions of this ordinance and other applicable laws of the City of Arnold.

Section 2: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

SIGNATURES ON THE FOLLOWING PAGE

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF JULY, 2018.

\_\_\_\_\_  
Presiding Officer of the Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney Robert Sweeney

AN ORDINANCE AMENDING CHAPTER 120, ARTICLE III, OF THE CODE  
OF ORDINANCES RELATING TO DISCLOSURE OF CONFLICTS OF  
INTERESTS AND SUBSTANTIAL INTERESTS

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AS  
FOLLOWS:

Section 1. Chapter 120, Article III, of the Code of Ordinances is hereby repealed and replaced  
with the following words:

“ARTICLE III”

DISCLOSURE OF CONFLICTS OF INTERESTS AND SUBSTANTIAL INTERESTS

Sec. 120.270. Declaration of policy.

The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the city.

Sec. 120.280. Conflicts of interests.

The mayor and any member of the city council who has a substantial personal or private interest, as defined by state law, in any bill shall disclose on the records of the city council the nature of his interest and shall disqualify himself from voting on any matters relating to this interest.

Sec. 120.290. Disclosure reports.

Each elected official, the city administrator, and the finance director shall disclose the following information by May 1 if any such transactions were engaged in during the previous calendar year:

- (1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars (\$500.00), if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and
- (2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars (\$500.00), if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty, due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision;
- (3) The city administrator and finance director also shall disclose by May 1 for the previous calendar year the following information:
  - a. The name and address of each of the employers of such person from whom income of one thousand dollars (\$1,000.00) or more was received during the year covered by the statement;

- b. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten (10) per cent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two (2) per cent or more of any class of outstanding stock, limited partnership units or other equity interests;
- c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

**Sec. 120.300. Filing of reports.**

The reports, in the attached format, shall be filed with the city clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

**Sec. 120.310. When filed.**

The financial interest statements shall be filed at the following times, but no person is required to file more than one (1) financial interest statement in any calendar year:

- (1) Each person appointed to office shall file the statement within thirty-days (30) of such appointment or employment;
- (2) Every other person required to file a financial interest statement shall file the statement annually, not later than May 1, and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the city council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.”

Section 2: This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

READ TWO TIMES, PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF AUGUST 2018.

(SIGNATURES ON NEXT PAGE)

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
City Clerk Tammi Casey

1st reading: \_\_\_\_\_

2nd reading: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert Sweeney, City Attorney

July 09, 2018

Z:\CITYDOCS\ORDINANC\Ordinance 2706 Ethic Code 2018.doc

RESOLUTION NO: 18-43

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A  
CONTRACT WITH FLEET FEET RACE PRODUCTIONS

---

BE IT RESOLVED, by the Council of the City of Arnold, Missouri, that the Parks and Recreation Department, is hereby authorized to accept Fleet Feet Race Productions' contract for the agreed upon services pertaining to the City of Arnold's 2018 5K Turkey Trot.

A copy of said contract is attached hereto and made a part hereof reference.

\_\_\_\_\_  
Presiding Officer of the City Council

\_\_\_\_\_  
Mayor Ron Counts

ATTEST:

\_\_\_\_\_  
TAMMI CASEY, CITY CLERK

Date: \_\_\_\_\_

**Turkey Trot STL – Arnold  
Services Agreement**

This is Race Productions contract between FLEET FEET Race Productions ("FFRP") and City of Arnold ("Arnold") documents the services and deliverables to be provided by each party for the November 22 2018 (formerly called the Arnold Gobble Gobble) Turkey Trot STL Arnold ("the Event") at Arnold City park.

This Contract Agreement was prepared on June 18, 2018 by Jake Goldsborough, Director of Race Productions.

---

1. Services to be performed by FFRP

- a. Host a thanksgiving morning race branded as Turkey Trot STL – Arnold presented by the City of Arnold
- b. Market the event on the Turkey Trot STL website, online registration process, Google ads, Six Flags ads, Family Arena ads, newsletter blasts, and all other marketing efforts for the Turkey Trot STL event series.
- c. Provide participant swag (shirt, beanie or gift card) at a cost not to exceed \$9 per participant
- d. Manage online registration for the event, including collecting additional donations for the Arnold Food Pantry
- e. Host and staff an in-store packet pick-up at Fleet Feet South County on Tuesday, November 20
- f. Transfer materials for packet pickup at Arnold Recreation Center on Wednesday, November 21 – Arnold to staff
- g. Assist with race day packet pickup
- h. Provide race bibs
- i. Send a race information email to all pre-registered participants race week detailing packet pickup and race details
- j. Time the race using start line and finish line timing and produce live results, including on-site results on our Results Monitor
- k. Send personalized results emails to all participants who provide an email address
- l. Provide award plaques for the event winners and age group winners
- m. Send an event survey to all participants who provide an email address, and share the results with City Arnold, in order to get feedback on how to improve the event.
- n. Host event photos on the race website
- o. PA System rental

2. Fees:

Arnold agrees to reimburse FFRP the following fees for the above services:

- a. \$2.80 per registrant for timing and results
- b. \$300 for the start line timing (to provide net chip times)
- c. Actual costs for participant swag for the Arnold location – Estimated \$5-7 per participant, but not to exceed \$9 per participant.
- d. Cost of plaques – 90 small plaques @ \$5 per plaque.
- e. PA System rental/ setup - \$250

3. Services to be performed by Arnold

- a. The City of Arnold will retain ownership of the event and maintain responsibility for all other logistics of the event.
- b. Manage race day packet pick-up and registration
- c. Staff the main road traffic control, parking areas and course with volunteers for safety and wayfinding.
- d. MC the event, present awards.
- e. Provide a race photographer

Agreed as of \_\_\_\_\_, \_\_\_\_\_

**City of Arnold**

By: \_\_\_\_\_

Title: \_\_\_\_\_

**Fleet Feet Race Productions:**

By: \_\_\_\_\_

Title: \_\_\_\_\_

---

---

**CITY OF ARNOLD, CITY COUNCIL, JULY 19, 2018**

---

---

**TO:** THE MAYOR AND CITY COUNCIL  
**FROM:** DERRICK REDHEAD, PLANNER/GIS TECHNICIAN  
**RE:** 2018-22 CONDITIONAL USE PERMIT  
**DATE:** JULY, 1ST 2018

---

**Request**

The City has received an application from Washington University Clinical Associates, LLC on behalf of the School of Medicine's Department of Pediatrics. That request is for a Conditional Use Permit to operate a clinic at 148-156 Richardson Crossing, which is owned by Richardson Crossing LLC. (See attached aerial map) The applicant would like to occupy a little over 9,000 sq ft of space in the commercial center.

**Summary of Planning Commission Meeting**

The request for a Conditional Use Permit was heard at the June 26th Planning Commission meeting, which included a public hearing. The applicant was in attendance at both the public hearing and regular meeting. Nobody spoke during the public hearing and the applicant spoke briefly during the meeting to give an overview of the pediatrics clinic. The Planning Commission unanimously voted to forward the Conditional Use Permit to City Council with a recommendation of approval with the following finding:

**Findings:**

- 1) The proposed use can be operated in manner that is compatible with the neighborhood as a whole.

**Analysis**

The proposed project is to add a Pediatrics Clinic at the above address which is Zoned C3. The existing center is supports a mixture of office, restaurant, and other commercial uses. This request from the applicant is being brought before you because Clinics require a Conditional Use in the City's C3 districts.

**The use is deemed consistent with good planning practice.** Clinics are consistent with good planning and compatible with the comprehensive plan.

**The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.** The scope of this project will be limited to an interior renovation with minimal impact to surrounding uses.

**The use can be develop and operated in a manner that is visually compatible with the permitted uses in the surrounding area.** The commercial center already supports other medical uses and the project will feature NO changes to the exterior architectural elevations.



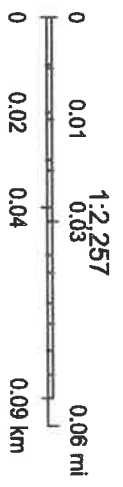
**The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.** A pediatrics clinic is a desirable addition to the community that will promote the public health and general welfare of the City.

# City of Arnold MO Online GIS Base Map Viewer



6/21/2018, 2:55:16 PM

- Jefferson County Parcels - Property
- Flood Hazard Zones
- Jefferson County Lot Lines - Lot Lines
- 1% Annual Chance Flood Hazard
- Arnc
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard





ATTACHMENT

CONDITIONAL USE PERMIT APPLICATION

Applicants: Washington University Clinical Associates, LLC  
Premier Pediatrics, LLC  
The Washington University, on behalf of its School of Medicine,  
Department of Pediatrics

Owner: Richardson Crossing, LLC

Property Address: 148-156 Richardson Crossing  
3859 St. John's Church Road

Washington University Clinical Associates, LLC (WUCA) proposes to lease all of Suites 148-156 in the Richardson Crossing Shopping Center. WUCA then proposes to sublease a portion of the space to Premier Pediatrics, LLC for use as a primary care pediatric physician practice. WUCA proposes to sublease the remaining space to The Washington University, on behalf of its School of Medicine (WUSM), also for use as a pediatric subspecialty physician practice. WUSM is the sole member of WUCA, and WUCA in turn is the sole member of Premier Pediatrics, LLC.

1. Completed application and fee – enclosed.
2. Name and address, on mailing labels, of current property owners within 185 feet of all boundaries of the proposed site – enclosed.
3. Nine sets of a preliminary commercial / development site plan, prepared by a Registered Land Surveyor or Professional Engineer. This is an existing shopping center. No new development or buildings are proposed. Construction will be limited to tenant improvements in the leased space. Enclosed are nine sets of a reduced site plan as previously submitted by the owner and approved by City of Arnold highlighting the location of the leased premises.
4. [sic – numbering of submittal requirements skips from 3 to 5]
5. Method and details of storm water control and sanitation. No new development or buildings or changes in elevation are proposed; interior tenant improvements only. Storm water control and sanitation will remain unchanged from site plan previously approved for the shopping center.
6. Scaled elevations of all building facades. No change in building facades is proposed; interior tenant improvements only. Building facades will remain unchanged from site plan previously approved for the shopping center.

7. Written responses to the following criteria for review of a conditional use:

- a. Such development or use is deemed consistent with good planning practice.

Approval is requested for use of the leased premises as a clinic. Initially, and for the foreseeable future, applicant intends to operate a pediatrics practice. The shopping center already includes a dental practice, renal dialysis operation and physical therapy practice, in addition to several other service and retail uses. The proposed use will be harmonious with existing uses elsewhere in the shopping center and surrounding areas. There is a need for additional medical services in the community. Washington University School of Medicine is consistently ranked among the best medical schools in the country.

- b. The development or use can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed use will not generate detrimental noise, odors or visual disturbances. The clinic will not overburden thoroughfares or parking. It will generate minimal traffic without peak hours.

- c. The development or use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Visually, the clinic will be consistent with and compatible with other uses in the shopping center and surrounding areas. Signage will be limited to a place on the existing pylon sign and a sign on the building façade generally consistent with that of other tenants in the center. All signage will conform to the shopping center's established signage criteria. Visibility of the clinic will generally be limited to its signage and storefront.

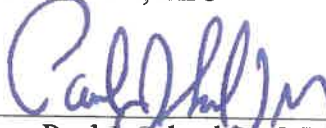
- d. The development or use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold.

The proposed use will promote public health in a profoundly direct way – by providing needed pediatric healthcare services to residents of the City of Arnold – which will in turn promote the general welfare of the City. In no way will the clinic be detrimental to the health, safety or general welfare of the City of Arnold.


8. Photograph of sign posted to give notice of public hearing – enclosed.

[balance of this page intentionally left blank]

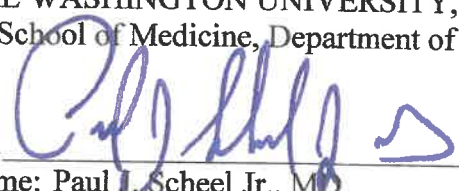
WASHINGTON UNIVERSITY CLINICAL  
ASSOCIATES, LLC

By:   
Name: Paul J. Scheel Jr., MD  
Title: President

PREMIER PEDIATRICS, LLC

By:   
Name: Paul J. Scheel Jr., MD  
Title: President

THE WASHINGTON UNIVERSITY, on behalf of  
its School of Medicine, Department of Pediatrics

By:   
Name: Paul L. Scheel Jr., MD  
Title: Associate Vice Chancellor for Clinical  
Affairs and Faculty Practice Plan CEO