
MINUTES**PUBLIC HEARING**

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

2012-21: ZONING CODE AMENDMENT, SECTION 4, APPLICATION OF DISTRICT REGULATION-NEW #7. ALL USES IDENTIFIED IN ALL DISTRICTS REQUIRE THE USE OF A STRUCTURE UNLESS OTHERWISE IDENTIFIED IN THE DISTRICT OR AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL: Jeff Campbell read the staff report.

There being no questions or comments, the public hearing adjourned at 7:02 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Vice Chairman Jeff Campbell at 7:02 p.m. The Pledge of Allegiance was recited by those in attendance.

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

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

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the July 10, 2012 meeting as presented. Second by Todd Teuscher. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2012-21: ZONING CODE AMENDMENT, SECTION 4, APPLICATION OF DISTRICT REGULATION-NEW #7. ALL USES IDENTIFIED IN ALL DISTRICTS REQUIRE THE USE OF A STRUCTURE UNLESS OTHERWISE IDENTIFIED IN THE DISTRICT OR AS APPROVED BY THE PLANNING COMMISSION AND/OR CITY COUNCIL: Mary Holden explained that the current verbiage does not specifically state that structures are required for uses identified in our Zoning Code although it is implied throughout the entire document. **We are not changing the code we are clarifying the intent of the code.**

Michelle Hohmeier questioned if there would be a business out there that we would allow to have no building. Mary Holden stated a parking lot would be one.

Motion by Todd Teuscher to approve 2012-21, Zoning Code Amendment/Clarification, Section 4, application of district regulation - new #7. All uses identified in all districts require the use of a structure unless otherwise identified in the district or as approve by the Planning Commission and /or City Council. Second by Cricket Whaley. Roll call vote: Del Williams, yes; Michelle Hohmeier, yes; Cricket Whaley, yes; Roy Wilde, yes; Ted Brandt, Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Motion Approved.*

STAFF REPORT:

- a. **Planning Commission Handbook:** Mary Holden stated she will be revising the handbook with the recommendations received by some of the Commissioners.

Ted Brandt questioned the definitions for what Frank Kutilek wrote.

Andrew Sutton thanked Mary for her work on this handbook. This will be very beneficial.

- b. **The landscape exemption for single-family residential subdivisions:** Discussion on changing the code to include the requirement of planting trees for future residential construction. Todd shared some requirements from other cities.

Del Williams explained what happened in his neighborhood with the city warning them that they need to trim the trees and therefore, some just cut them down.

Ted Brandt commented that if the tree breaks the sidewalk or concrete, the homeowner has to pay for it which will make the resident angry. Stipulations need to be made as to who is responsible for the tree; how big the tree can get; how intrusive will it be and location.

Todd Teuscher commented that trees' shading the house cuts down on electricity. Resident can be asked where would you like the trees, and then told the city recommends thus and so. The logical time to put trees in would be with the construction to where they can roll the cost into their mortgage. Research needs to consider the right trees and the right place.

Michelle Hohmeier agrees with educating residents as to the benefits of having the trees but objects to the city telling people they have to plant them.

Andrew Sutton suggested someone bringing forward a brief policy/proposal with more detail that can be reviewed.

- c. **The requirement (or option) for the planting of Smooth Brome for permanent seeding on Arnold development sites:** Todd Teuscher explained that Smooth Brome is a non-native grass loved by farmers for hay/feed but not favored by hunters or stewards of native prairie or forest habitats as it forms an expanding sod mat that pushes out native plants. As we are near the Meramec and Mississippi Rivers, we might need to consider if we might be contributing to a larger future problem.

Mary Holden recommends removing Smooth Brome as an approved ground covering from our codes.

- d. **Application of the C-2 landscape requirements to all Commercial, Industrial and Planned Districts:** Ted Brandt suggested having the landscape requirements for each zoning district in one section.

Mary will create a matrix for discussion.

OLD BUSINESS: None

COMMISSIONERS REPORT: Todd Teuscher questioned the Drury Inn chopping off their guardrail. Mary stated it was MoDot.

Ted Brandt referred to the issue of making motions and spoke of a program called Dragon where you speak into it and it automatically prints it out on the screen. He also referred to the format of a document stating that he can't always open them on his computer. He suggested that we pick a computer program that we all use.

Mary told everyone if they ever have a problem opening a document she sends, call her and she will assist them.

Roy Wilde passed out a flyer of upcoming events for the Historical Society.

ADJOURNMENT: Meeting adjourned at 7:55 p.m.

Respectfully Submitted,



Roy Wilde
Planning Commission Secretary

