

**AGENDA**

**PUBLIC HEARING**

1. Open Public Hearing
2. 2018-26 ; Conditional Use Permit for fast food restaurant MOD Pizza
3. Close Public Hearing

**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) July 10, 2018
6. Questions from the floor
7. Conditional Use Permit
  - a) 2018-26; Conditional Use Permit for fast food restaurant MOD Pizza
8. Commercial Site Plan
  - a) 2018-27; Commercial Site Plan for fast food restaurant MOD Pizza
9. Staff Report
  - a) Update; FYI Enclave at Strawberry Ridge reduced by 1 unit, attached is explanation and site plan.
10. Old Business/Commissioners Report
11. Adjournment

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.

**2018-24: IMMACULATE CONCEPTION REZONING REQUEST FROM C3 TO R5:** Mr. Sutton read the staff report.

No public comment.

There being no questions or comments, the public hearing adjourned at 7:03 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:03 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker (excused), Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, 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 26, 2018 meeting as presented. Second by Chris Ford. Voice Vote - *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2018-24: IMMACULATE CONCEPTION REZONING REQUEST FROM C3 TO R5:** Motion by Jeff Campbell to approve 2018-24, Immaculate Conception Rezoning Request from C3 to R5 based on the findings. Second by Frank Kutilek. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Alan Bess, yes; Chris Ford, yes; Andrew Sutton, yes. 9 yeas, 0 nays – *Motion Approved.*

**8a. 2018-25: WALMART GROCERY PICK UP BUILDING ADDITION – COMMERCIAL SITE PLAN:** John Schabaum, 1578 Hwy.19 So., Bourbon, MO, gave a brief presentation of the proposed improvements. This is a 4,950 square foot building expansion for the grocery pick up service; not a pod.

Motion by Jeff Campbell to approve 2018-25, Commercial Site Plan for Walmart Grocery Pick Up Building Addition with the following two (2) conditions:

1. A separate grading and improvement plan permit will be required.
2. The directional signs will need a separate permit if they are greater than 9sq. ft.

Second by Del Williams. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Alan Bess; Chris Ford, yes; Andrew Sutton, yes. 9 yeas, 0 nays – *Motion Approved.*

**8b. 2018-13: UPDATE ON COMMERCIAL SITE PLAN FOR HARBOR FREIGHT WHICH INCLUDES UPDATED ARCHITECTURAL ELEVATION RENDERING:** Jeff Campbell would like to see the addition of some vertical masonry to break up the horizontal mass.

**STAFF REPORT:**

Derrick Redhead – announced his resignation and wished the city all the best.

Bob Sweeney – thanks and good luck Derrick.

Christie Hull-Bettale – good luck Derrick.

**11. OLD BUSINESS/COMMISSIONERS REPORT:** All the Commissioners thanked Derrick for his work and wished him well in his next endeavor.

**12. ADJOURNMENT:** Meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Alan Bess  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b>	7/10/2018						
<b>CALLED TO ORDER:</b>	7:00 P.M.						
<b>ADJOURNMENT:</b>	7:21 P.M.						
		<b>ROLL CALL</b>	<b>2018-24 - APPROVED</b>	<b>2018-25 - APPROVED</b>			
<b>DEL WILLIAMS</b>		P	Y	Y			
<b>JOHN TUCKER</b>		EXCUSED					
<b>ANTHONY SOFIA</b>		P	Y	Y			
<b>BRIAN MCARTHUR</b>		P	Y	Y			
<b>ALAN BESS</b>		P	Y	Y			
<b>TED BRANDT</b>		P	Y	Y			
<b>FRANK KUTILEK</b>		P	Y	Y			
<b>JEFF CAMPBELL</b>		P	Y	Y			
<b>ANDREW SUTTON</b>		P	Y	Y			
<b>CHRIS FORD</b>		P	Y	Y			
					<b>NO VOTE</b>		
<b>CHRISTIE HULL-BETTALE</b>		P			<b>NO VOTE</b>		
<b>DERRICK REDHEAD</b>		P			<b>NO VOTE</b>		
<b>CITY ATTORNEY ROBERT SWEENEY</b>		P			<b>NO VOTE</b>		