

AGENDA

PUBLIC HEARING

1. Call to Order
2. Zoning Code Amendment, Section 8, Supplementary District Regulations, C. Minimum Square footage floor space for single family dwelling units
3. 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 July 13, 2010
6. Questions from the floor
7. Code Amendment
 - a) Zoning Code Amendment, Section 8, Supplementary District Regulations, C. Minimum Square footage floor space for single family dwelling units
8. Staff Report
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING JULY 27, 2010 / 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.

ZONING CODE AMENDMENT, SECTION 8, SUPPLEMENTARY DISTRICT REGULATIONS, C. MINIMUM SQUARE FOOTAGE FLOOR SPACE FOR SINGLE FAMILY DWELLING UNITS:

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused). 10 voting members present.

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as presented. Second by Frank Kutilek. Voice Vote – Unanimously Approved.

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the July 13, 2010 meeting if there are no corrections. Second by Jeff Fitter. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: None

7a. ZONING CODE AMENDMENT, SECTION 8, SUPPLEMENTARY DISTRICT REGULATIONS, C. MINIMUM SQUARE FOOTAGE FLOOR SPACE FOR SINGLE FAMILY DWELLING UNITS: Bryan Wucher expressed his concern of builders finding ways to get around setting square footage minimums.

Mary Holden commented that the floor space is defined in Section 8 and that how we would interpret a residence is one structure. The definition states 1,250 s.f. in main living space excluding basements and garages.

Ted Brandt questioned if we will be in line with other municipalities.

Mary Holden stated she did not check St Louis County; Jefferson County has none; Wentzville is currently 1,000 s.f. but is set to increase theirs to 1,200 or 1,300; O'Fallon is 1,000 s.f. Mary also stated she received no comments from the Home Builders Association.

Frank Kutilek questioned if this new minimum will apply to the Foxwood Subdivision. Mary stated that it would because they have not started building.

Motion by Jeff Campbell to approve the zoning code amendment, section 8, supplementary district regulations, c; minimum square footage floor space for single family dwelling units as presented. Second by Jeff Fitter. Roll call vote: Del Williams, no; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Cricky Lang, yes; Todd Teuscher, yes. 9 yeas, 1 nay – *Approved*.

STAFF REPORT: Mary Holden commented that she will start putting the notebook ideas on the upcoming agendas starting with “what is our vision”.

OLD BUSINESS: Jeff Fitter expressed his aggravation with the dumpster issue in the triangle and asked that Mary write citations to every entity involved. The 3-wall dumpster is now a 2-wall dumpster as well as concrete bags are busted open with stuff thrown all over the area.

Frank Kutilek asked about the shelter idea for mobile home parks. Mary stated she would also add this topic to the next agenda for discussion.

Ted Brandt commented on all the small signs he sees in the Commons and how there are more and more of them.

Frank Kutilek expressed his aggravation that there is no penalty or repercussion for putting these illegal signs up.

Jeff Fitter suggested researching what other communities do with regard to required permits and fines.

Mary Holden commented that she dislikes the snipe signs as much as everyone else, but she has limited staff therefore, she has to prioritize the issues that fall under her department.

Ted Brandt suggested informing people through the newspaper of the rules and regulations of snipe signs.

Frank Kutilek asked the status of the landscape business behind Hickory Manor. Mary stated a letter was sent giving them 60 days.

Roy Wilde asked the status of a house on Tenbrook where the owner changed and the driveway was not paved.

Ted Brandt commented that in Foxwood Estates Development concrete barriers and gates have been put up which look nice but questioned the pile of rocks. Mary stated they would be using them. Mary also stated they are getting close to the 60 day citation into court. The variances have been approved.

Bryan Wucher asked the status of the temporary road at the bottom of Rosedale. Mary stated she understands that they put seed down and there is a chain up.

COMMISSIONERS REPORT: Del Williams explained his no vote on the minimum square footage amendment. Del stated that in most subdivisions there will be no problem but feels there could be an issue on an isolated lot. He also feels this could cause an issue with Foxwood Estates.

Jeff Campbell stated that the city is getting ready to resurface the road in Sherwood Forest and questioned if they will be widening the pavement. Mary stated she is not aware of any widening but he should check with the Public Works Dept.

Todd Teuscher commented that the auto parts store on Arnold Tenbrook is stock-piling construction waste. Mary stated she has spoken to the engineer about that site and has explained that this fill has not been approved.

Ted Brandt asked if we have any dams in Arnold and do they fall under any of our codes.

ADJOURNMENT: Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 7/27/2010

CALLED TO ORDER:
PH: 7:00 RM: 7:04
ADJOURNED:

PH: 7:04 RM: 7:53

	ROLL CALL	ZONING CODE AMENDMENT - MIN. SQ. FOOTAGE - S/F DWELLINGS - APPROVED						
DEL WILLIAMS	P	N						
JEFF FITTER	P	Y						
BRYAN WUCHER	P	Y						
BRIAN MCARTHUR	P	Y						
ROY WILDE	P	Y						
TED BRANDT	P	Y						
FRANK KUTILEK	P	Y						
JEFF CAMPBELL	P	Y						
CRICKY LANG	P	Y						
TODD TEUSCHER	P	Y						
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTALE	EXCUSED	NO VOTE						