



PLANNING COMMISSION

CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD

Tuesday, July 27, 2021

MEMBERS: Andrew Sutton (Chair), Frank Kutilek (Second), Alan Bess (Secretary), Jeff Campbell, Justin Lurk, Chad Miller, Steve Buss, Del Williams, Phillip Hogan, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Christie Hull Bettale (Engineer/Planner), Sarah Turner (Planner)

REGULAR SESSION

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: *July 13, 2021*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S):
 - a. **PC-2020-20 Building and Site Design Standards (Zoning Text Amendment):** A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify building and site design standards. **(TO REMAIN OPEN)**
7. OTHER BUSINESS
 - a. **PC-2021-24 Ameren Vessel Substation (Site Plan):** A request for Site Plan approval for an Industrial tract of land located to the south of Tenbrook Industrial Ct. The project will install a new Ameren bulk substation (138 KV to 34 kV).
8. ADJOURNMENT OF REGULAR SESSION

EXECUTIVE SESSION

9. OLD BUSINESS: *None*
10. NEW BUSINESS: (Note: *The Planning Commission may vote on these items tonight.*)
 - a. **PC-2021-24 Ameren Vessel Substation (Site Plan)**
11. ANNOUNCEMENTS
12. ADJOURNMENT OF EXECUTIVE SESSION

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.

NOTE: You may also attend this meeting virtually via Zoom by following the link and instructions below:

- **To join by computer, tablet, smartphone, etc. (video and/or audio):** <https://zoom.us/join>
- **To join by telephone (audio only):** 1-312-626-6799
- **Meeting ID:** 892 1824 3122 **Passcode:** 805288

During the hearing, your microphone will be muted. While you are not obligated to speak, attendees will be recognized and given the opportunity to do so. Please be advised that all speakers are expected to exhibit civility and decorum or they may be removed from the meeting.



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD.
July 13, 2021**

MINUTES

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Alan Bess, Steve Buss, Jeff Campbell, Phil Hogan (absent), Frank Kutilek (excused), Justin Lurk, Brian McArthur, Chad Miller, Del Williams (excused), Andrew Sutton. **STAFF:** David Bookless (Community Development Director), Christie Hull-Bettale (Engineer/Planner), Sarah Turner (Planner), Robert Sweeney (City Attorney).
3. **APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the June 22, 2021 meeting with the revisions discussed with staff. Second by Justin Lurk. *Voice vote:* Approved 7-0.
4. **PUBLIC COMMENT:** None
5. **PUBLIC HEARINGS:**
 - a. **PC-2021-22 COVID Vaccine Clinic (Conditional Use Permit):** Motion by Campbell to open the hearing. Second by Miller. Ms. Hull-Bettale presented her report, which recommended favorable consideration of the application subject to five (5) conditions of approval. Lisa Rothweiler, the COO of COMTREA, introduced herself, the clinic's purpose, and stated she was available for questions. No further discussion. Motion by Campbell to close the hearing. Second by Buss. *Voice vote:* Approved 7-0.
 - b. **PC-2020-20 Building and Site Design Standards (Zoning Text Amendment):** Not being discussed tonight – will remain open.
6. **OTHER BUSINESS:** None
7. **ADJOURNMENT OF REGULAR SESSION:** Motion by Jeff Campbell to adjourn the regular session and move into executive session second by Steve Buss. *Voice vote:* Approved 7-0. Session adjourned at 7:09 p.m.

EXECUTIVE SESSION

8. **OLD BUSINESS:** None
9. **NEW BUSINESS:**
 - a. **PC-2021-22 COVID Vaccine Clinic (Conditional Use Permit):** Motion by Jeff Campbell to approve PC-2021-22 with the recommended five (5) conditions. Second by Steve Buss. *Roll call vote:* Chad Miller, yes; Justin Lurk, yes; Brian McArthur, yes; Alan Bess, yes; Steven Buss, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays – **Motion Passes.**
10. **ANNOUNCEMENTS:** Mr. Bookless announced the next meeting on July 27th. Mr. Sweeney had no report. The Commissioners had no report. Council Liaison McArthur had no report.
11. **ADJOURNMENT:** Motion by Jeff Campbell to adjourn. Second by Steve Buss. *Voice vote:* Approved 7-0. Meeting adjourned at 7:14 p.m.

Respectfully Submitted,

Alan Bess

Planning Commission Secretary

7/13/2021

	Roll Call	Minutes	PC-2021-22 PH Open	PC-2021-22 PH Close	Close Reg. Open Exec.	PC-2021-22 Vote	Adjourn
Andrew Sutton	P					Y	
Alan Bess	P					Y	
Brian McArthur	P					Y	
Del Williams	Excused	-	-	-	-	-	-
Frank Kutilek	Excused	-	-	-	-	-	-
Jeff Campbell	P	1	1	1	1	Y (1)	1
Justin Lurk	P	2				Y	
Phil Hogan	Absent	-	-	-	-	-	-
Steve Buss	P			2	2	Y (2)	2
Chad Miller	P		2			Y	
<i>David Bookless</i>	P						
<i>Robert Sweeney</i>	P						
<i>Christie Hull-Bettale</i>	P						
<i>Sarah Turner</i>	P						



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

APPLICATION NUMBER: PC-2021-24

APPLICATION NAME: Ameren Vessel Substation (Site Plan)

APPLICANT: Engineer:
Burns McDonnell
425 S Woods Mill Rd
Chesterfield MO 63017

Prepared For:
Ameren Missouri
1901 Chouteau Ave, MC 450
St Louis MO 63103

PROPERTY OWNER: Union Electric dba Ameren Missouri
c/o Tax Department
P.O. Box 66149
St Louis MO 63166-6149

APPLICANT'S REQUEST: A request for Site Plan approval for an Industrial tract of land located to the south of Tenbrook Industrial Ct. The project will install a new Ameren Bulk substation (138kv to 34kv).

STREET ADDRESS: None

SITE LOCATION: At south end of Tenbrook Industrial Ct., located off of Arnold Tenbrook Rd. between Browning and Warren Sign

PARCEL ID: 01-8.0-28.0-3-001-003.03

TOTAL SITE AREA: 4.16 acres

ZONING: "M-2" Industrial District

MEETING DATE: July 27, 2021

REPORT DATE: July 20, 2021

FILE MANAGER: Sarah Turner

RECOMMENDATION: **APPROVAL with Conditions**



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

DESCRIPTION OF EXISTING SITE CONDITIONS

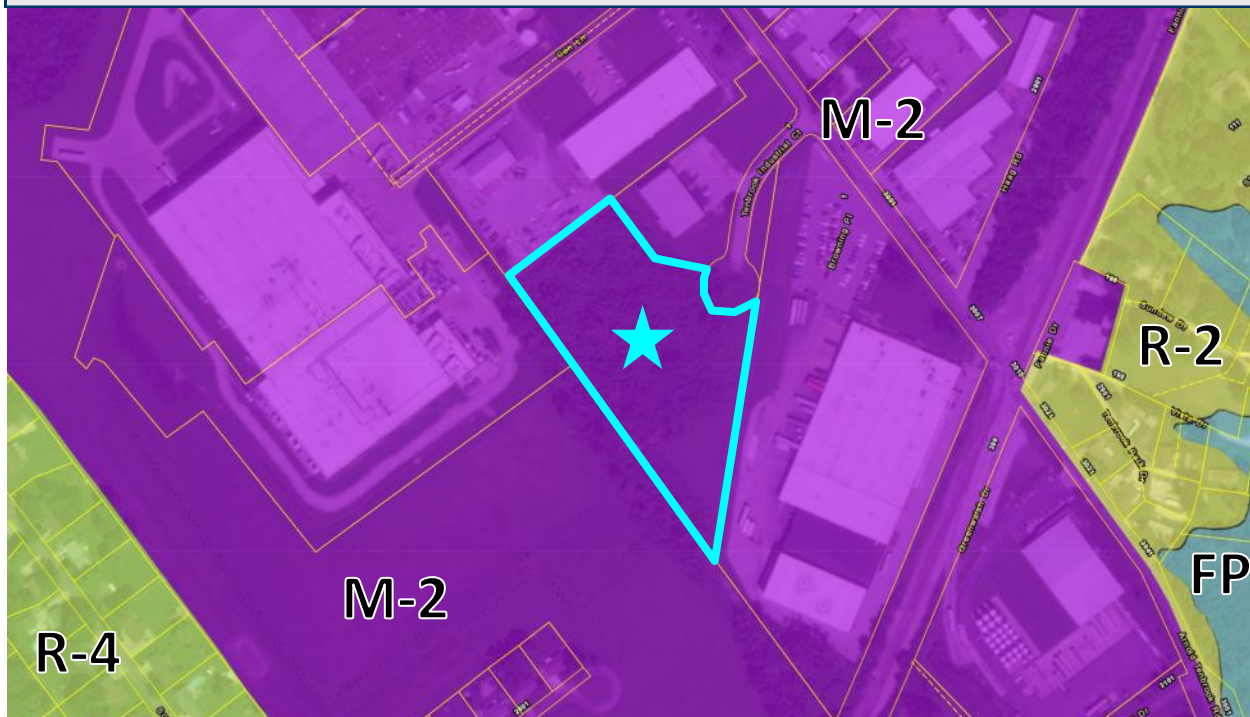
The 4.19 acre tract is Lot 3 of the subdivision “Tenbrook Industrial Court 2”. The property does not yet have an address. It is located at south end of Tenbrook Industrial Ct., which is off of Arnold Tenbrook Rd. between Browning Arms and Warren Sign.

SITE HISTORY

This parcel was platted in 1995 but remains undeveloped. Surrounding properties had their structures constructed throughout the lifetime of the industrial park, such as Browning Arms in 1969, Custom Compounders in 1990, and the addition to Metal Container in 2013.

LAND USE AND ZONING CONTEXT MATRIX			
DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Industrial	M-2	Custom Compounders, Warren Sign
East	Industrial	M-2	Browning Arms
South	Industrial; Residential	M-2	Vacant industrial; single-family homes (non-conforming use)
West	Industrial	M-2	Metal Container

ZONING MAP



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



PROPOSAL

The applicant is seeking review and approval of a proposed Site Plan to install a new Ameren Bulk substation with voltage between 138 kV to 34 kV on a vacant parcel in the Tenbrook Industrial Court.

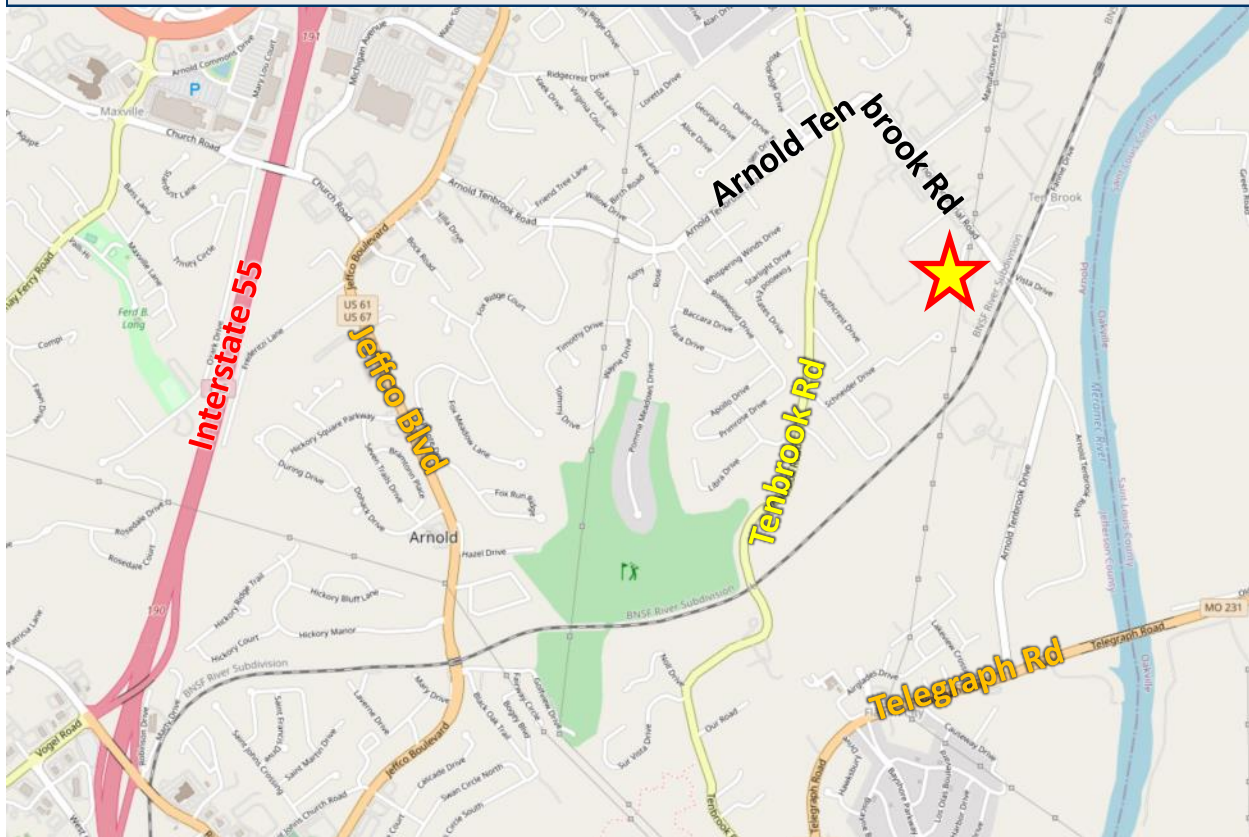
ZONING CONSISTENCY REVIEW

A consistency review of the Application of District Regulations, as they relate to the current request, follows:

CITY PLANNER'S COMMENTS

The property is zoned "M-2" Industrial. "All public utility facilities" is a permitted use within this district, which according to the Definitions contained in the Zoning Ordinance, explicitly includes electric substations serving a local area. The largest structure is 64.54 feet, which is an acceptable height for "authorized utility towers and antennas". The proposal would install a new bulk substation to improve service reliability for Arnold and surrounding communities and is substantially consistent with good planning practice, subject to conditions.

LOCATION MAP:





REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

STREET VIEW OF PROPERTY FROM ARNOLD TENBROOK RD, FACING SOUTH (AUG. 2019)










PANORAMA OF THE PROPERTY FROM TENBROOK INDUSTRIAL CT, FACING SW (JULY 2021)



REPORT TO PLANNING COMMISSION
CITY OF ARNOLD



LEGEND

-  440  PROPOSED GRADE LINE
-  440  EXISTING GRADE LINE
-  PROPOSED SUBSTATION FENCE
-  OE  EXISTING OVERHEAD ELECTRIC LINES



“OVERHEAD VISUAL EXHIBITS” PROVIDED BY APPLICANT



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

SITE PLAN REVIEW

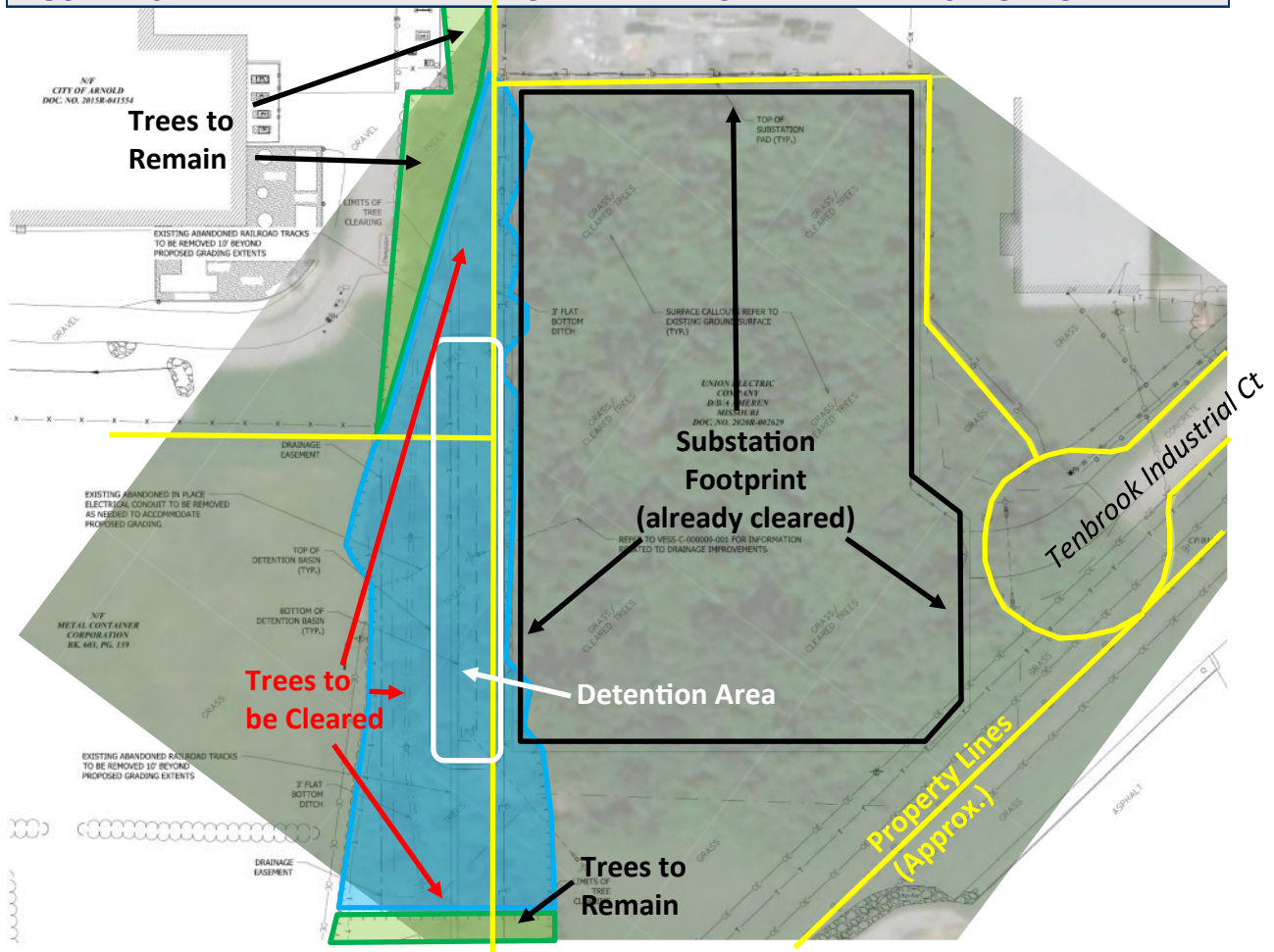
Chapter 405, Zoning, of the Code of Ordinances states “Non-residential buildings, structures and/or land (not addressed elsewhere in these regulations) must receive site plan approval from the Planning Commission before they are constructed, reconstructed, moved, erected, enlarged or land altered.”

Submitted documents, all of which can be found in the Attachments of this report, indicate a new electrical substation. There are a number of supplementary plans and reviewing agency or Staff comments that will be addressed in the following portions of this report:

TREE PRESERVATION

Of the 4.19 acres available, approximately 3.5 are to be disturbed (or 83.5%). A large portion has already been cleared of trees prior to Ameren’s control of the property, as seen in Figure 1 on page 7 and the two photos on page 5. There is more to be removed, which has been highlighted blue in the site plan in Figure 1. The applicant stated that the additional clearing is to allow the installation of the detention area and associated berms, creating adequate space for conduits, and all related grading. The applicant stated that the plan shows the fullest extent of where they would clear, but during construction the actual amount of clearing may

FIGURE 1: SITE PLAN WITH AERIAL IMAGERY REFERENCE AND ELEMENTS HIGHLIGHTED



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



SITE PLAN REVIEW—CONT.

be reduced. Missing from the submitted documents of this application is a tree survey showing what remains on site after the initial clearing. A Tree Preservation Plan involving the survey of mature trees is required for development or grading of property that is 3 acres or greater. Per the City's Tree Preservation Ordinance, 35% of existing trees must be preserved. Staff notified the applicant of these deficiencies and they expressed desire for a variance to the Tree Preservation Plan and preservation requirement. However, as of the writing of this report, no application for a Tree Preservation variance has been requested. Staff recommends a condition of approval for the substation that would require a variance to be obtained for the proposed plan, or a Tree Preservation Plan be submitted at a later date.

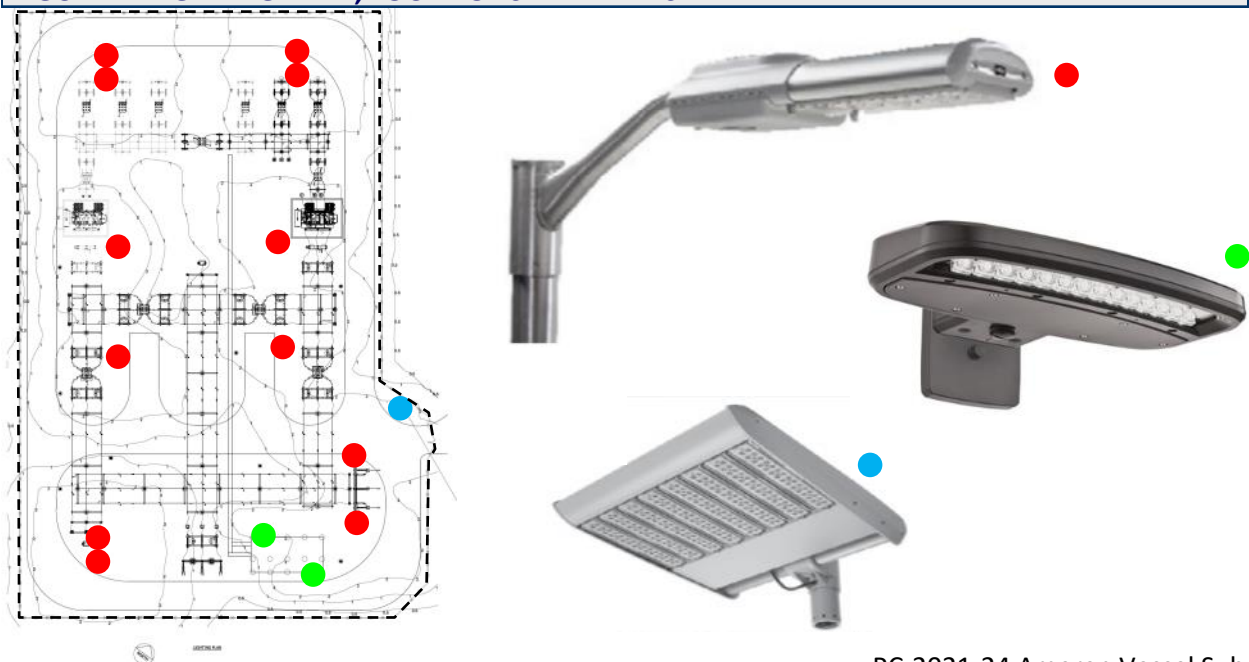
PROPERTY BOUNDARIES

Figure 1 on page 7 displays the property lines in yellow. As shown on the western property line of the subject site, a detention area and the clearing of trees extends beyond Ameren's property into Metal Container's two properties in the rear. The applicant stated that Ameren is working off premises with regular communication and cooperation with Metal Container, as the improved electrical service will be a boon to the industrial park. As a more permanent solution, both parties are currently reviewing an easement agreement involving the detention and landscaping area.

LIGHTING

There are 12 LED streetlights throughout the substation, 2 LED wall packs on the control house, and 1 LED floodlight near the entrance to the site on Tenbrook Industrial Ct. The photometric plan shows illuminance of 0.5 to 1 Foot-candle past the fence line. With approx. 430 feet of landscaping or open space between the property line and the nearest residential property line, the glare should be minimal.

FIGURE 2: LIGHTING PLAN, LOCATIONS AND TYPES





REPORT TO PLANNING COMMISSION

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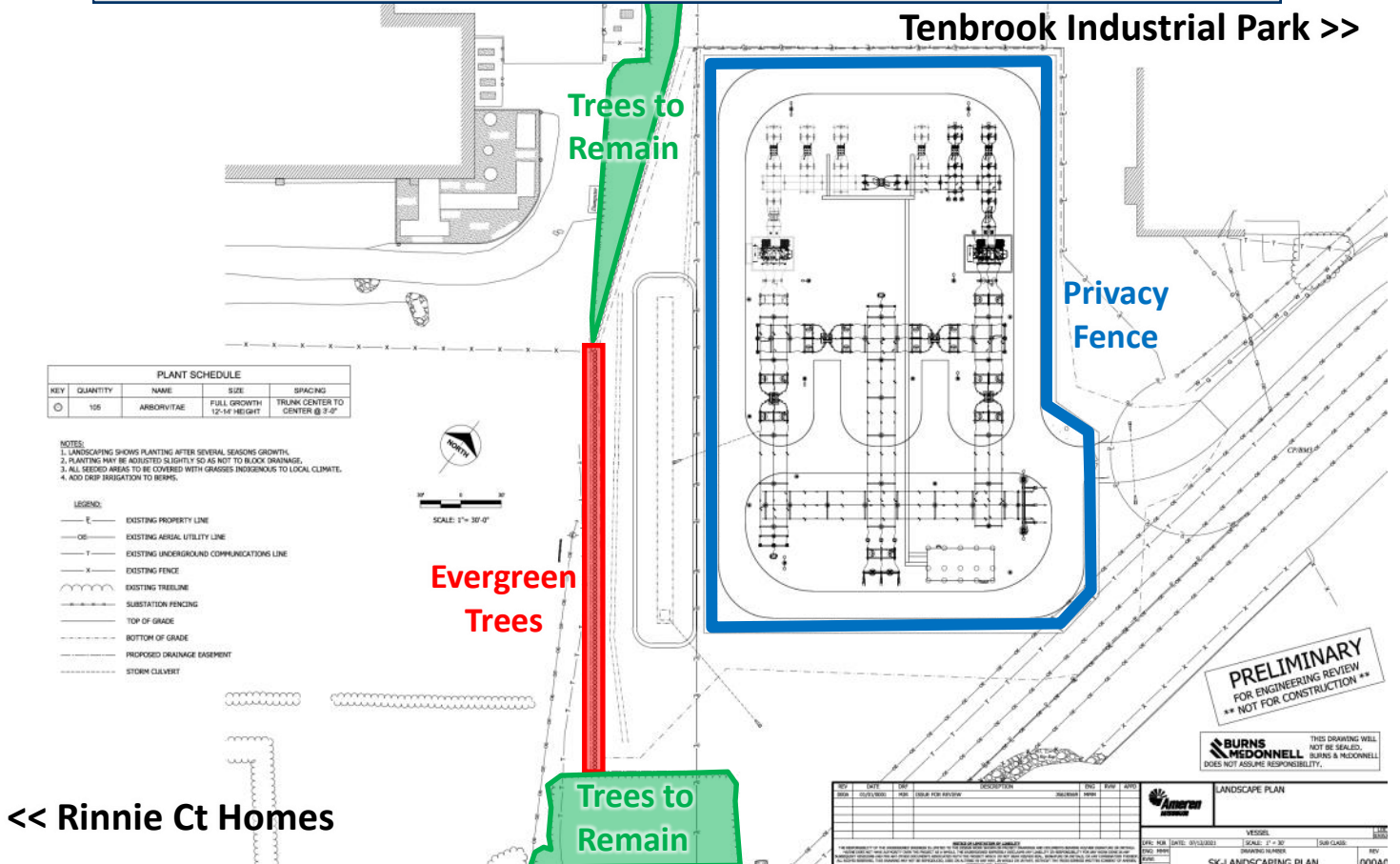
SITE PLAN REVIEW—CONT.

BUFFERING / LANDSCAPING

This site is solidly within a “M-2” Industrial District. There are a handful of legacy residential dwellings also within the district, approximately 430 feet to the southwest, as well as miscellaneous landscaping requirements. The landscaping plan proposes the installation of 105 full-growth *Aborvitae* (12-14-foot Thuja evergreen trees) spaced 3 feet apart from center to center. These evergreens are to be planted in a line that would connect the two areas of trees not being cleared (see Figure 3 below) at the western edge of the site area on Metal Container’s property. There is also a proposed 8.125 to 11.125-foot chain link fence with privacy slats to be installed around the immediate perimeter of the substation. The taller fence is to surround the control house.

The line of 12-14-foot evergreens and 8-11-foot fence should provide adequate buffering to the nearby residential use. However, per the “M-2” District Regulations, 1 shrub or bush is required per 20 feet of street-exposed wall area. Based on rough estimates of the control house’s frontage along Tenbrook Industrial Ct, there appears to be a need for a shrub or two. Any additional landscaping to the buffer for nearby residential uses is preferred, although as previously stated the provided buffer should suffice. Staff has included the shrub comment as a condition of use.

FIGURE 3: LANDSCAPING PLAN WITH HIGHLIGHTED ELEMENTS



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



SITE PLAN REVIEW—CONT.

SECTION VIEWS

Renderings of the site are provided in the attachments in Exhibit C. As stated previously, the maximum height of 64.54 feet of these utility structures satisfies the General Height Provisions of the Zoning Ordinance. Photographs of other 138 kV electrical substations in the United States have been provided below to give the Commission a clear picture of the structures that will be installed at the subject site.

**138 kV Research Substation
Lenox, Massachusetts >**



**138 kV North Substation
< Indianapolis, Indiana**

**138 kV Substation OCB Rehab
Waller, Texas >**



PC-2021-24 Ameren Vessel Substation



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

SITE PLAN REVIEW—CONT.

REVIEWING AGENCY COMMENTS

Comments received from other reviewing agencies outside of the Community Development Department are as follows:

Rock Community Fire District: No comment

City of Arnold Public Works/City Engineer:

- “Tenbrook Industrial Ct. is a City of Arnold maintained street. The entrance will need to be hard surfaced. No loose gravel shall wash onto the City street.”
- “Expansion joint is required between entrance and city street.”

AT&T: No comment

Spire: Provided a notification that there is no gas main conflict based on provided plan.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** the proposed site plan with the following four (4) conditions:

1. A Tree Preservation Plan (TPP) reviewed by the Planning Commission is required prior to commencing work, except if a variance from the TPP ordinance is obtained.
2. Add the 1 shrub/bush per 20 feet of street-exposed wall area as required by “M-2” District Regulations.
3. Entrance to Tenbrook Industrial Ct shall be hard surfaced. No loose gravel shall wash onto Tenbrook Industrial Ct or other City Streets.
4. An expansion joint is required between the entrance and Tenbrook Industrial Ct.

A handwritten signature in black ink, appearing to read "Sarah Turner", written over a horizontal line.

Sarah Turner
Community Development Planner



ATTACHMENTS

EXHIBIT A: OVERHEAD VISUAL EXHIBIT

EXHIBIT B: CIVIL PLANS

EXHIBIT C: SECTION VIEWS

EXHIBIT D: LANDSCAPING PLAN

EXHIBIT E: LIGHTING PLAN

SITE PHOTOS



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



EXHIBIT A: OVERHEAD VISUAL EXHIBIT, 1

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

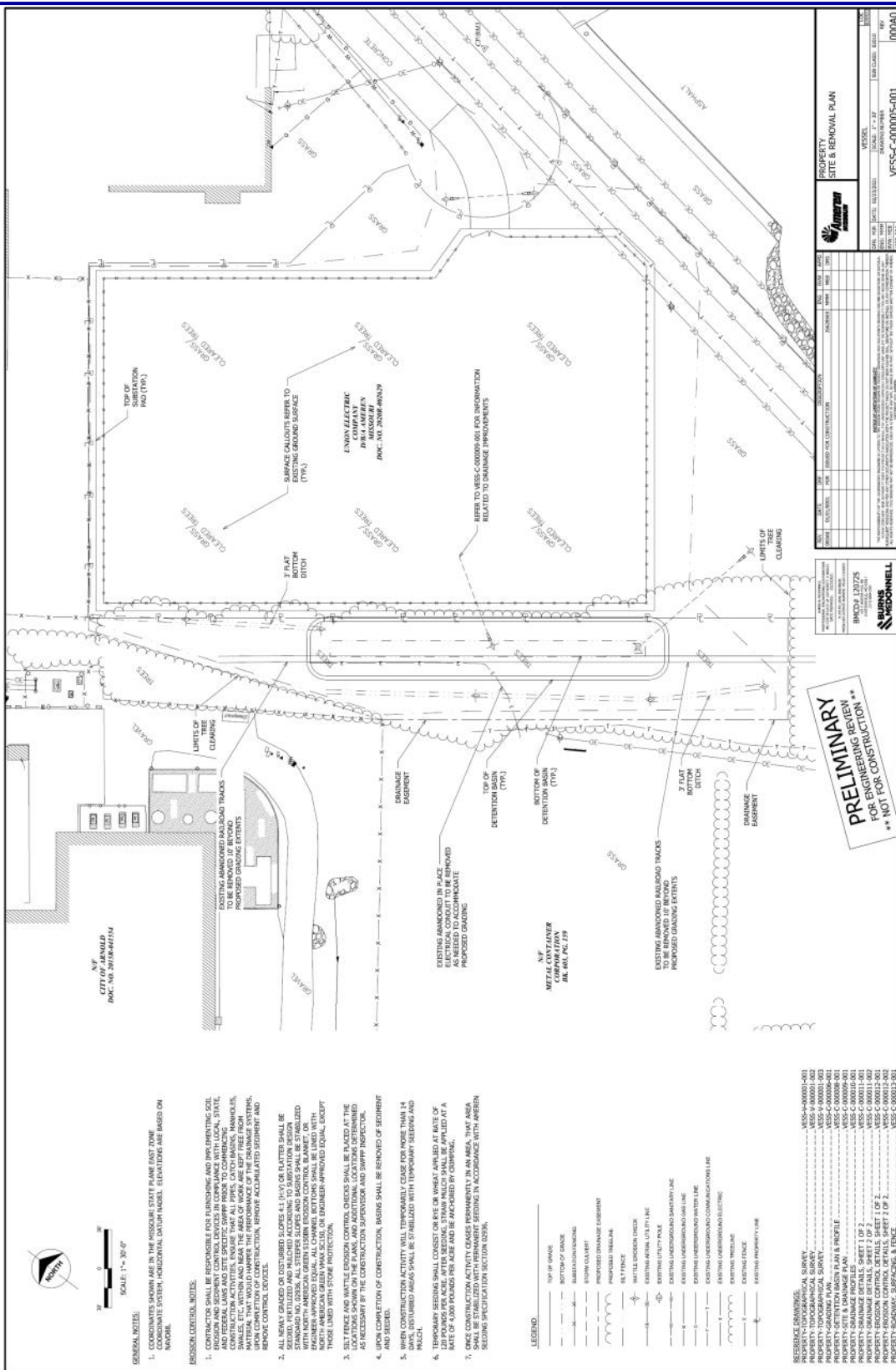


EXHIBIT A: OVERHEAD VISUAL EXHIBIT, 2



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



NO.	DATE	BY	DESCRIPTION

BRUCE J. DODD
 PROJECT MANAGER
 BURNS & MCDONNELL

PRELIMINARY FOR ENGINEERING REVIEW
 ** NOT FOR CONSTRUCTION **

NO.	DATE	BY	DESCRIPTION

EXHIBIT B: CIVIL PLANS, 1 (SITE & REMOVAL PLAN)

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

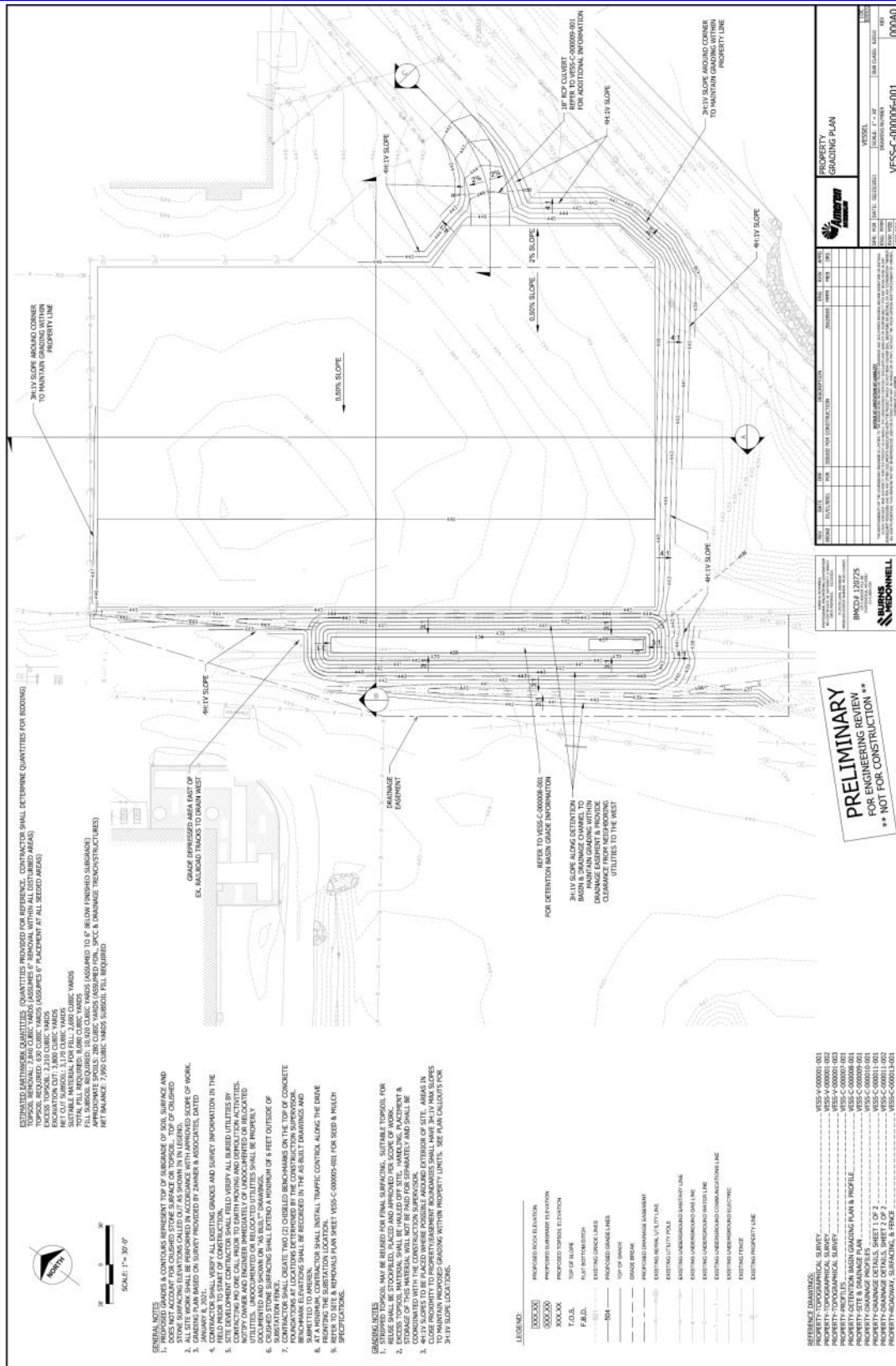
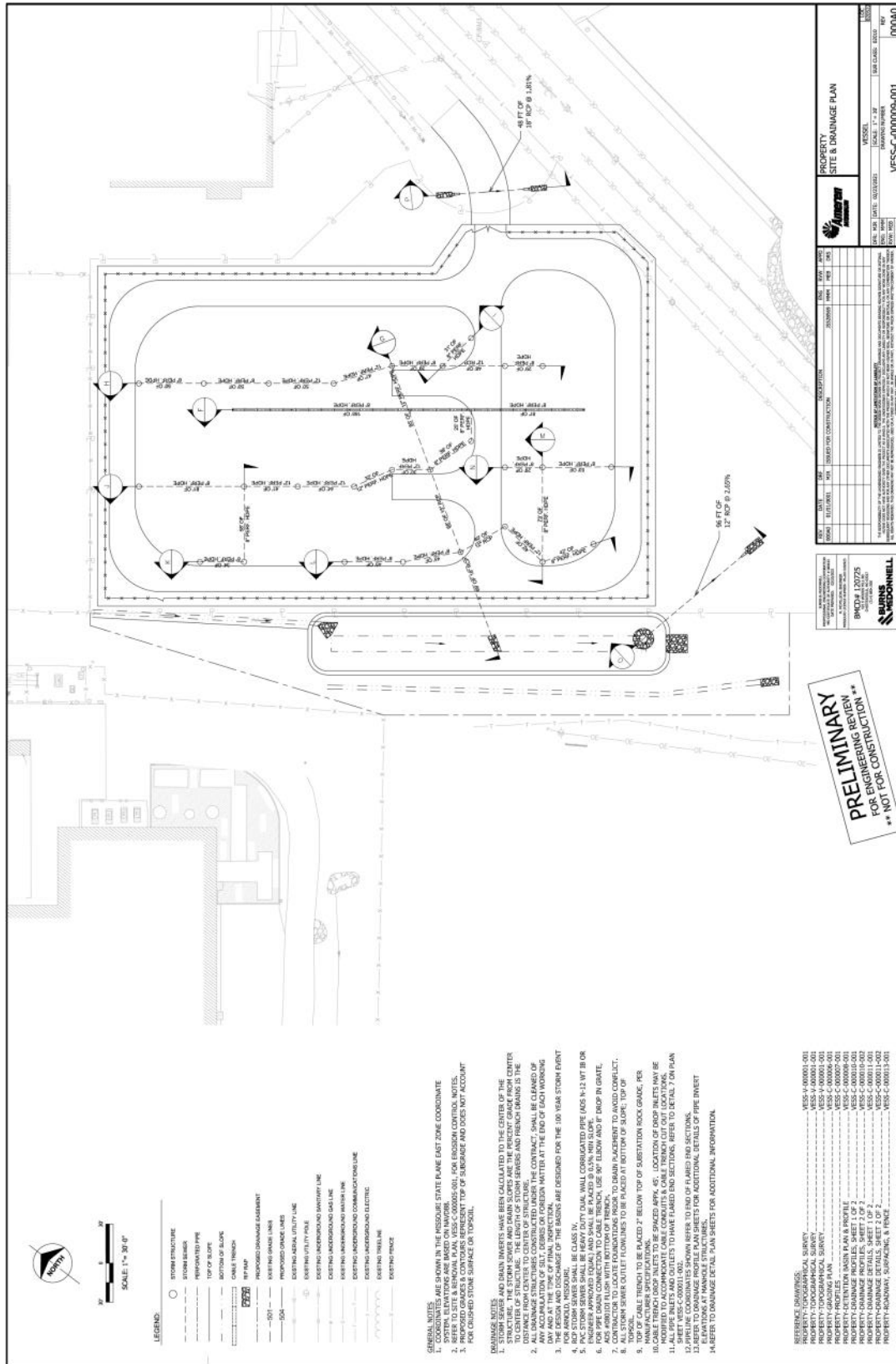


EXHIBIT B: CIVIL PLANS, 2 (GRADING PLAN)

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



NO.	DATE	REVISION

PROPERTY
SITE & DRAINAGE PLAN
SCALE: 1" = 30'
VESS-C-000009-001

PRELIMINARY
FOR ENGINEERING REVIEW
** NOT FOR CONSTRUCTION **

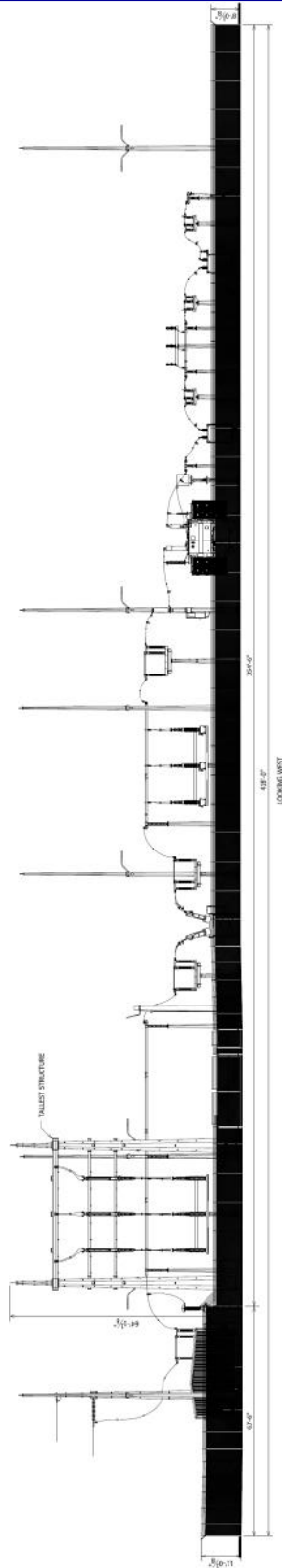
- GENERAL NOTES:**
- COORDINATES ARE SHOWN IN THE MISSOURI STATE PLANE EAST ZONE COORDINATE SYSTEM. ELEVATIONS ARE BASED ON NAVD83/88 SLO FOR EROSION CONTROL NOTES.
 - PROPOSED GRADES & CONTOURS REPRESENT TOP OF SUBGRADE AND DOES NOT ACCOUNT FOR CURBED SURFACE OR TYPICAL.
- EXHIBIT NOTES:**
- STORM SEWER AND DRAIN INVERTS HAVE BEEN CALCULATED TO THE CENTER OF THE CENTER TO CENTER OF STRUCTURE. THE LENGTH OF STORM SEWERS AND FRANCH DRAINS IS THE LENGTH OF STRUCTURE. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED TO MEET THE CONTRACT. SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS OR FOREIGN MATTER AT THE END OF EACH WORKING DAY.
 - THE DESIGN AND DISCHARGE OF THE BASINS ARE DESIGNED FOR THE 100 YEAR STORM EVENT FOR ARNOLD. RESIDUAL SHALL BE CLASS IV.
 - PVC STORM SEWER SHALL BE HEAVY DUTY DUAL WALL CORRUGATED PIPE (AGE 14-12 WT 88 OR 105) (RHD) FLUSH WITH BOTTOM OF TRENCH.
 - FOR PIPE DRAIN CONNECTION TO CABLE TRENCH, USE 90° ELBOW AND IF DROP IN GRADE, ALL STORM SEWER OUTLET FLOW LINES TO BE PLACED AT BOTTOM OF SLOPE, TOP OF TRENCH SHALL BE CLASS IV.
 - TOP OF CABLE TRENCH TO BE PLACED 2' BELOW TOP OF SUBSTATION ROCK GRADE, PER MANUFACTURER SPECIFICATIONS.
 - LOCATION OF ROOF DRAINS MAY BE MODIFIED TO ACCOMMODATE CABLE CONDUITS & CABLE TRENCH CUT OUT LOCATIONS. ALL SHEET PILES TO HAVE FLARED END SECTIONS. REFER TO DETAIL 7 ON PLAN SHEET VESS-C-000011-001.
 - PROPERTY COORDINATES SHOWN REFER TO END OF PLUMBED FINIS SECTION. ALL ELEVATIONS TO BE SHOWN IN DETAIL SHEETS FOR ADDITIONAL DETAILS OF PIPE INVERT ELEVATIONS AT MANHOLE STRUCTURES.
 - REFER TO DRAINAGE DETAIL PLAN SHEETS FOR ADDITIONAL INFORMATION.
- REFERENCE DRAWINGS:**
- VESS-V-000001-001
 - VESS-V-000002-001
 - VESS-V-000003-001
 - VESS-V-000004-001
 - VESS-V-000005-001
 - VESS-V-000006-001
 - VESS-V-000007-001
 - VESS-V-000008-001
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 - VESS-V-000099-001
 - VESS-V-000100-001

EXHIBIT B: CIVIL PLANS, 4 (SITE & DRAINAGE PLAN)



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



PRELIMINARY
 FOR ENGINEERING REVIEW **
 ** NOT FOR CONSTRUCTION **

REV	DATE	DWF	DESCRIPTION	ENGR	REV	APP'D
000A	01/01/2021	MSE	ISSUE FOR REVIEW	JACKSON	JAW	

AMERESA
 ENGINEERS

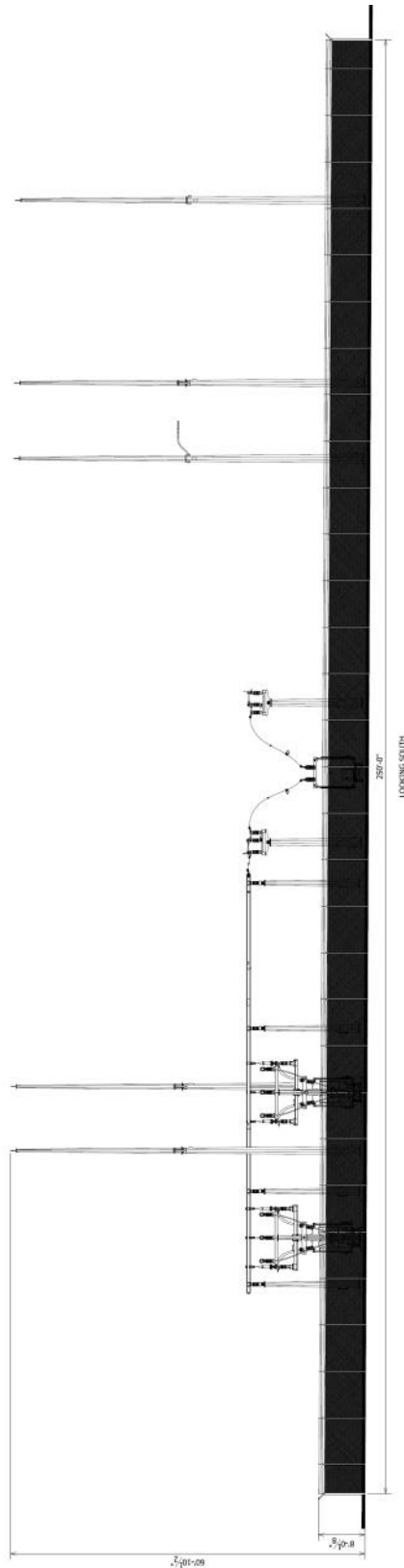
EAST FENCE LOOKING WEST
 VESEL
 SCALE: 3/8" = 1'-0"
 DATE: 06/20/2021
 SHEET CLASS: 00010
 SHEET NO: 001
 PROJECT NO: 0000A0

THE RESPONSIBILITY OF THE UNDERWRITER IS LIMITED TO THE POLICY AND POLICY ENDORSEMENTS AND EXCLUSIONS AND DOES NOT INCLUDE THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. THE UNDERWRITER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. THE UNDERWRITER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT. THE UNDERWRITER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT.

EXHIBIT C: SECTION VIEWS, 1 (EAST FENCE LOOKING WEST)

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



PRELIMINARY
 FOR ENGINEERING REVIEW **
 ** NOT FOR CONSTRUCTION **

REV	DATE	DESCRIPTION	BY	CHK	APP

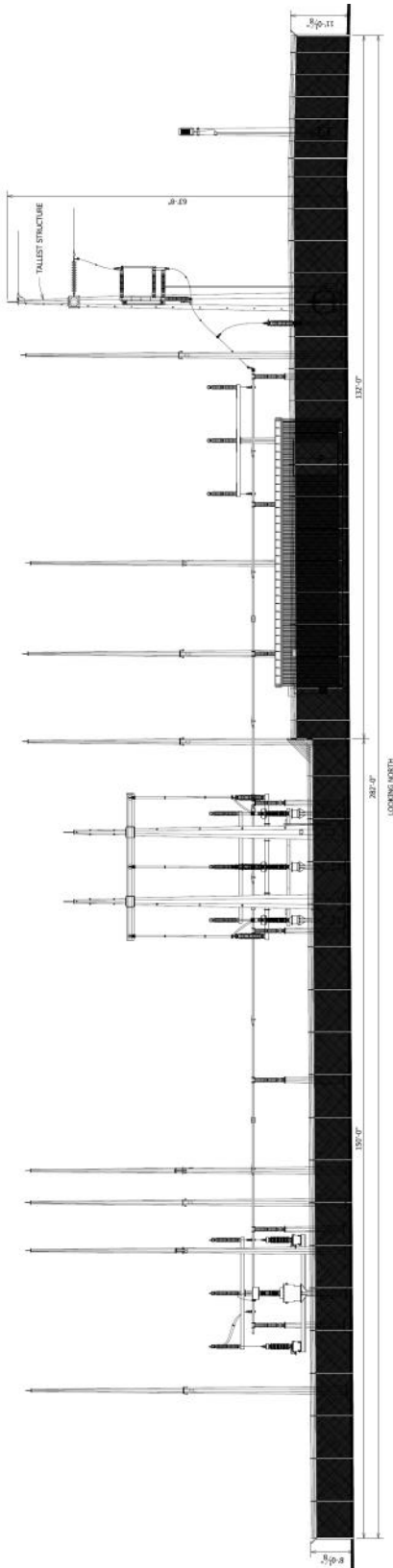
DATE:	06/29/2021	SCALE:	1" = 1'-0"	SUB CLASS:	0000
DATE:	06/29/2021	SCALE:	1" = 1'-0"	SUB CLASS:	0000
DATE:	06/29/2021	SCALE:	1" = 1'-0"	SUB CLASS:	0000
DATE:	06/29/2021	SCALE:	1" = 1'-0"	SUB CLASS:	0000

EXHIBIT C: SECTION VIEWS, 2 (NORTH FENCE LOOKING SOUTH)



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



PRELIMINARY
 FOR ENGINEERING REVIEW **
 ** NOT FOR CONSTRUCTION **

REV	DATE	DRF	MR	ISSUE FOR REVIEW	DESCRIPTION	ENG	REV	APRD
B00A	01/11/2001					25020559		

DATE: 06/26/2021	SCALE: 1/8" = 1'-0"	DATE: 06/26/2021	SCALE: 1/8" = 1'-0"
DRW: MR	DATE: 06/26/2021	DRWING NUMBER:	SUB CLASS: 00210
ENG: BMR	DATE: 06/26/2021	ISSUE:	REV:
REV: JWF	DATE: 06/26/2021	ISSUE:	REV:
APPD:	DATE: 06/26/2021	ISSUE:	REV:

VESSEL

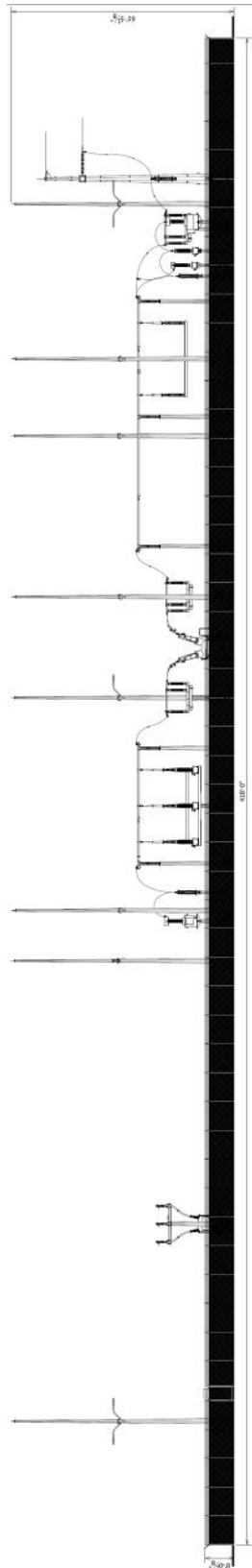
SOUTH FENCE LOOKING NORTH

SK-SOUTH FENCE

00040

EXHIBIT C: SECTION VIEWS, 3 (SOUTH FENCE LOOKING NORTH)

REPORT TO PLANNING COMMISSION CITY OF ARNOLD



PRELIMINARY
 FOR ENGINEERING REVIEW **
 ** NOT FOR CONSTRUCTION **

REV	DATE	DISP	PUR	ISSUE FOR REVIEW	DESCRIPTION	ENG	ROW	APPD

Ameren <small>Ameren Missouri</small>	VESSEL WEST SIDE LOOKING EAST
DATE: 10/02/2021 ENG: BWR BY: BWR	SCALE: 1/2" = 1'-0" DRAWING NUMBER SK-WEST FENCE
PROJECT: 000040 REV: 000040	APPD:

EXHIBIT C: SECTION VIEWS, 4 (WEST FENCE LOOKING EAST)



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

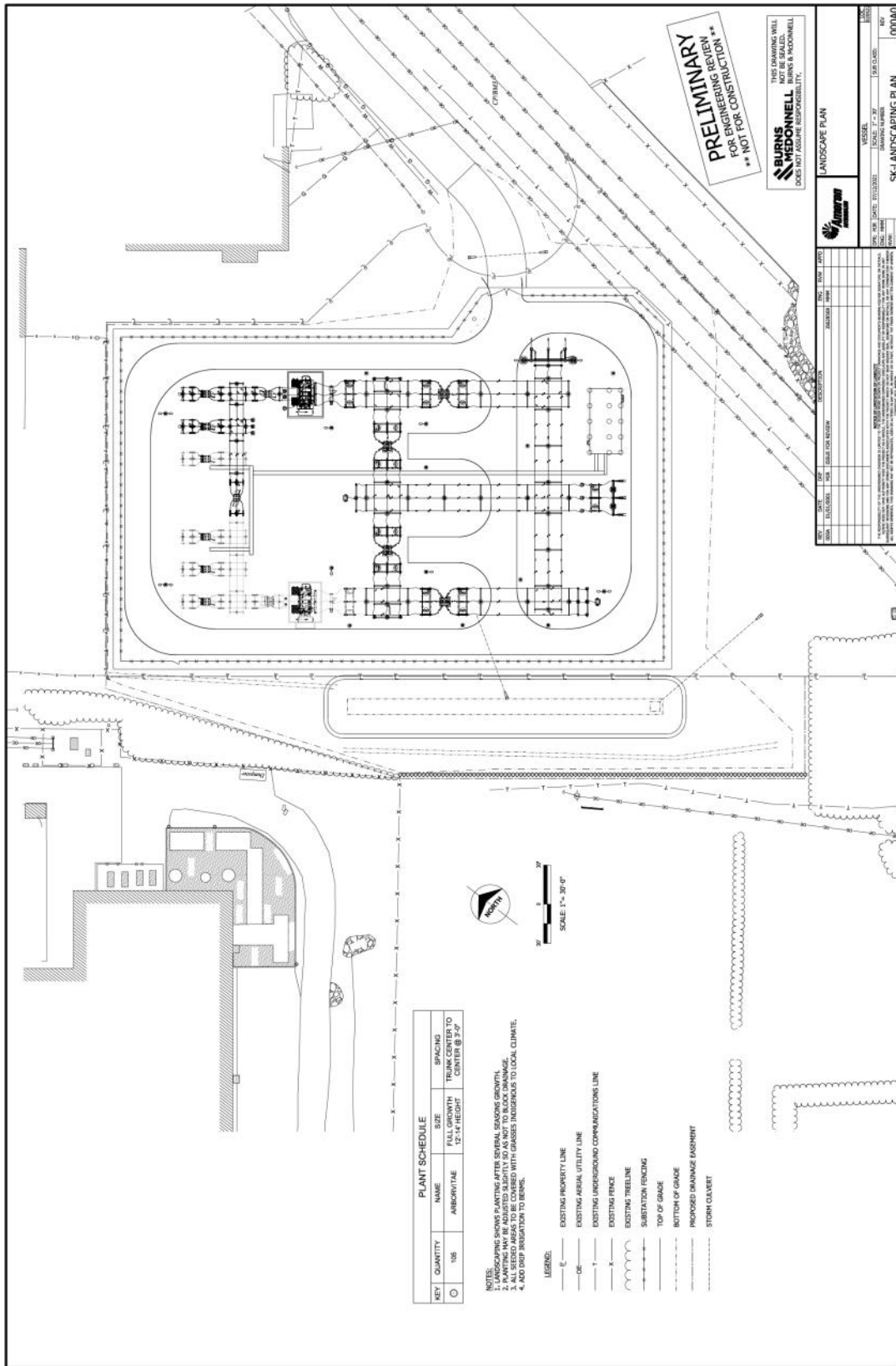
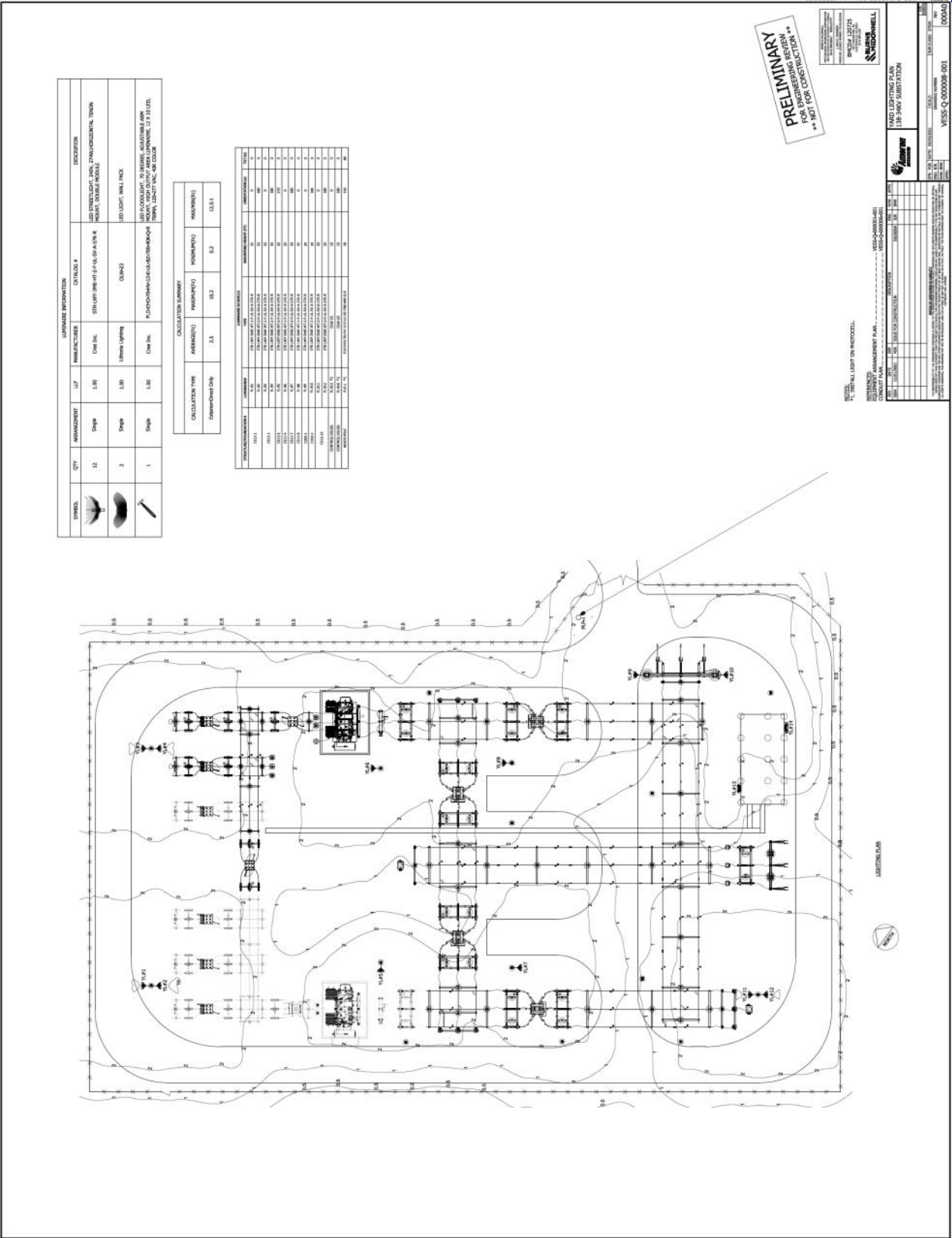


EXHIBIT D: LANDSCAPING PLAN

REPORT TO PLANNING COMMISSION

CITY OF ARNOLD



PRELIMINARY
 PLANNING ENGINEERING REVIEW
 NOT FOR CONSTRUCTION

REVISED 2/2024
 SUBMITTED BY
 NICHOLSON

TABLE LIFTING PLAN
 FOR P&ID SUBSTATION

PROJECT NO. VESS-Q-00008-001
 SHEET NO. 00040

EXHIBIT E: LIGHTING PLAN



REPORT TO PLANNING COMMISSION

CITY OF ARNOLD

VIEW OF PROPERTY FROM TENBROOK INDUSTRIAL CT, JULY 2021



VIEW OF PROPERTY FROM RINNIE CT, JULY 2021



REPORT TO PLANNING COMMISSION
CITY OF ARNOLD



PICTOMETRY OF PROPERTY FACING NORTH (MARCH 7, 2021)