



**City Council Meeting
Council Chamber**

**July 6, 2023
7:00 P.M.**

Zoom Link – Internet Audio/Video:

<https://us02web.zoom.us/j/84679263700?pwd=Mi8xcUhBemM3ejZsdFYrOEpiVUV5Zz09>

Dial-in Number: 312 626 6799

Meeting ID: 846 7926 3700

Passcode: 287040

AGENDA

1. Pledge of Allegiance and Opening Prayer
2. Roll Call
3. Business from the Floor
4. Consent Agenda
 - A. Regular Council Meeting Minutes from **June 15, 2023.**
 - B. Payroll Warrant **#T00462 in the Amount of \$351,619.70.**
 - C. Payroll Warrant **#T00470 in the Amount of \$351,118.66.**
 - D. General Warrant **#5837 in the Amount of \$211,568.14.**
5. Ordinances:

6. Resolutions:

- A. **Resolution #23-24** A Resolution Authorizing the Use of Drug Forfeiture Funds to Purchase Fifty-Seven Uniform Outer Carriers from Leon Uniform Company.
- B. **Resolution #23-25** A Resolution Authorizing the Execution of Any Necessary Documents with the City's Designated Contractor for the Demolition and Clearance of Two City-Owned Properties Located at 2183 and 2191 Dudler Drive and For the Removal of The Bridge Serving Said Properties.
- C. **Resolution #23-26** A Resolution Authorizing the Execution of Any Necessary Documents with the City's Designated Contractor for the Demolition and Clearance of a Condemned Property known as the Bridgeview Trailer Court.

7. Motions:

- A. A Motion to Approve Liquor License Applications
- B. A Motion to Approve PC-2023-17 ImpactLife Clinic (Conditional Use Permit)
- C. A Motion to Approve PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit)

8. Reports from Mayor and Council

9. Administrative Reports

10. Adjournment

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.

Mayor Ron Counts called the meeting to order at 7:06 p.m.

The council meeting was also presented live via Zoom Video Conferencing.

The pledge of allegiance was recited. Councilman Gary Plunk offered the prayer.

ROLL CALL

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Hood, Moritz, McArthur, Plunk, Mullins, Fleischmann, Fulbright (excused), Cooley (excused), Richison, Bookless, Lehmann, Sweeney, Crutchley, Wagner, Kroupa and Chief Carroll.

BUSINESS FROM THE FLOOR

None

CONSENT AGENDA

- A. REGULAR COUNCIL MEETING MINUTES FROM JUNE 1, 2023**
- B. PAYROLL WARRANT #T00450 IN THE AMOUNT OF \$338,440.12**
- C. GENERAL WARRANT #5836 IN THE AMOUNT OF \$1,510,549.14**

Gary Plunk made a motion and so moved to approve the consent agenda. Seconded by EJ Fleischmann. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Motion carried.**

ORDINANCES

BILL NO 2857 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AMENDING CHAPTER 405 OF THE ARNOLD CODE OF ORDINANCES (BOARD OF ADJUSTMENTS) was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Ordinance passed.**

BILL NO 2858 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARNOLD, MISSOURI, AMENDING CHAPTER 405 (ZONING) OF THE ARNOLD CODE OF ORDINANCES (TREE PRESERVATION) was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Ordinance passed.**

BILL NO 2859 – AN ORDINANCE APPROVING A TAP PROGRAM AGREEMENT BETWEEN THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION AND THE CITY OF ARNOLD was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Ordinance passed.**

BILL NO 2860 – AN ORDINANCE AMENDING SECTIONS 115.745 AND 115.775 OF THE CITY CODE RELATED TO THE TOURISM COMMISSION was read twice by City Clerk Tammi Casey. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Ordinance passed.**

RESOLUTIONS

RESOLUTION NO 23-18 – A RESOLUTION RATIFYING A QUOTE FROM RUSH TRUCK CENTER FOR THE REPAIR OF AN INTERNATIONAL DUMP TRUCK

Bill Moritz made a motion and so moved to approve Resolution No 23-18. Seconded by Mark Hood. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO 23-19 – A RESOLUTION APPROVING A MUNICIPAL MATERIALS MANAGEMENT AGREEMENT WITH REPUBLIC SERVICES FOR THE COLLECTION OF SOLID WASTE

Rodney Mullins made a motion and so moved to approve Resolution No 23-19. Seconded by Gary Plunk. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO 23-20 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE PAINTSMITHS OF ST LOUIS

Gary Plunk made a motion and so moved to approve Resolution No 23-20. Seconded by EJ Fleischmann. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO 23-21 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH HORNER AND SHIFRIN, INC. TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE RICHARDSON ROAD PROJECT CMAQ-5445(609)

Mark Hood made a motion and so moved to approve Resolution No 23-21. Seconded by Gary Plunk. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Resolution passed.**

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Regular Meeting
June 15, 2023

RESOLUTION NO 23-22 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH OATES AND ASSOCIATES, INC TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR THE POMME ROAD PHASE 1 PROJECT STBG-5445(608)

Rodney Mullins made a motion and so moved to approve Resolution No 23-22. Seconded by Gary Plunk. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO 23-23 – A RESOLUTION APPROVING THE ADDITION OF TWO NEW SCHOOL RESOURCE OFFICER POSITIONS

Bill Moritz made a motion and so moved to approve Resolution No 23-23. Seconded by Rodney Mullins. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Ordinance passed.**

MOTIONS

A. A MOTION TO APPROVE LIQUOR LICENSE APPLICATIONS

Tammi Casey informed council that the Liquor Committee had nothing to bring forward this evening.

B. A MOTION TO HOLD A CLOSED SESSION IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING FOR THE PURPOSE OF DISCUSSING REAL ESTATE PURSUANT TO RSMo 610.021 (2)

Bill Moritz made a motion and so moved to hold a Closed Session immediately following the council meeting. Seconded by EJ Fleischmann. Roll call vote: Hood, yes; Moritz, yes; McArthur, yes; Plunk, yes; Mullin, yes; Fleischmann, yes; Fulbright, (excused); Cooley, (excused); 6 Yeas: **Motion carried.**

REPORTS FROM MAYOR AND COUNCIL

Mayor Counts stated he was pleased with the number of projects that will be completed throughout the City over the course of the summer season. He also encouraged everyone to attend the Farmers Market this Saturday.

EJ Fleischmann, Ward 1 – Stated that residents of Arnold, as well as friends and family who reside outside the city, have told him how much they enjoy Arnold Farmers Market.

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Regular Meeting
June 15, 2023

Rodney Mullins, Ward 3 – Thanked Judy Wagner for her dedication in applying for available grant funding for various projects, as this saves the City a lot of money. He also thanked Dave Crutchley for his due diligence in making sure repairs are made to the Rec Center.

Rodney Mullins, Ward 3 – Stated the SRO officers are very important and he is pleased we are adding two more.

Brian McArthur, Ward 2 – Stated he wanted to be sure that council was kept updated on the retaining wall project on Church Road.

ADMINISTRATIVE REPORTS

Chief Carroll – Informed council that Officer Ray Hussmann was sworn in today as a new police officer for the City of Arnold.

Dave Crutchley – Encouraged everyone to attend the Fourth of July Celebration, which will be held this year on July 1st.

David Bookless – Informed council that the Comprehensive Plan Workshop dates have been set. Signs will be going up around the city, ads will be placed in The Leader and the information will be placed on the city website announcing the dates. The first chapter of the Comprehensive Plan has also be uploaded to the website, as well as the informational letter regarding anonymous complaints.

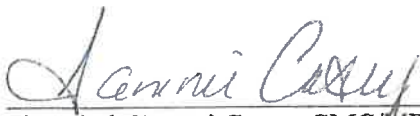
Mayor Counts announced a five-minute recess before going into Closed Session.

Closed Session ended at 8:31 p.m.

A motion to adjourn the meeting was made by Bill Moritz. Seconded by Brian McArthur.

Voice vote: All Yeas.

Meeting adjourned at 8:31 p.m.



City Clerk Tammi Casey, CMC/MRCC-S

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: COUNCIL MEETING

DATE: 6/15/2023

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	BILL NO 2857	BILL NO 2858	BILL NO 2859	BILL NO 28/60
COUNCIL MEMBERS:							
MAYOR	<u>RON COUNTS</u>	PRESENT					
COUNCIL:	<u>MARK HOOD</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>BILL MORITZ</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>BRIAN MCARTHUR</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>GARY PLUNK</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>RODNEY MULLINS</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>EJ FLEISCHMANN</u>	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	<u>JASON FULBRIGHT</u>	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	YES
COUNCIL:	<u>BUTCH COOLEY</u>	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	YES
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:	DAVE CRUTCHLEY			PRESENT
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:	JUDY WAGNER			PRESENT
COM DEV	DAVID BOOKLESS	PRESENT	TREASURER:	DAN KROUPA			PRESENT
FINANCE DIRECTOR	BILL LEHMANN	PRESENT	POLICE DEPT.	CHIEF CARROLL			PRESENT
CITY ATTORNEY	BOB SWEENEY	PRESENT					

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: COUNCIL MEETING

DATE: 6/15/2023

PAGE: 3

BILL NO - RESOLUTION - MOTION

COUNCIL MEMBERS:

MAYOR RON COUNTS

COUNCIL: MARK HOOD

COUNCIL: BILL MORITZ

COUNCIL: BRIAN MCARTHUR

COUNCIL: GARY PLUNK

COUNCIL: RODNEY MULLINS

COUNCIL: EJ FLEISCHMANN

COUNCIL: JASON FULBRIGHT

COUNCIL: BUTCH COOLEY

CITY ADMINISTRATOR BRYAN RICHISON

CITY CLERK TAMMI CASEY

COM DEV DAVID BOOKLESS

FINANCE DIRECTOR BILL LEHMANN

CITY ATTORNEY BOB SWEENEY

MOTION TO HOLD CLOSED SESSION					
YES					
YES					
YES					
YES					
YES					
YES					
EXCUSED					
EXCUSED					
	PARKS DIR:	DAVE CRUTCHLEY			
	PUBLIC WORKS:	JUDY WAGNER			
	TREASURER:	DAN KROUPA			
	POLICE DEPT.	CHIEF CARROLL			

RESOLUTION NO. 23-24

**A RESOLUTION AUTHORIZING THE USE OF DRUG FORFEITURE
FUNDS TO PURCHASE FIFTY-SEVEN UNIFORM OUTER CARRIERS
FROM LEON UNIFORM COMPANY.**

WHEREAS, the City of Arnold has obtained a quote of \$19,380.00 from Leon Uniform Company for the purchase of 57 Uniform Outer Carriers; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached quote for the purchase of fifty-seven Uniform Outer Carriers is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

GUARDIAN

One vest—EVERY mission.



Point Blank
BODY ARMOR

Wear It For **1-800-233-3333**

PRODUCT BUILDER RESULTS

Guardian

Front

Pocket
Western Pocket

Badge Flap
Sewn Loop CB-LP

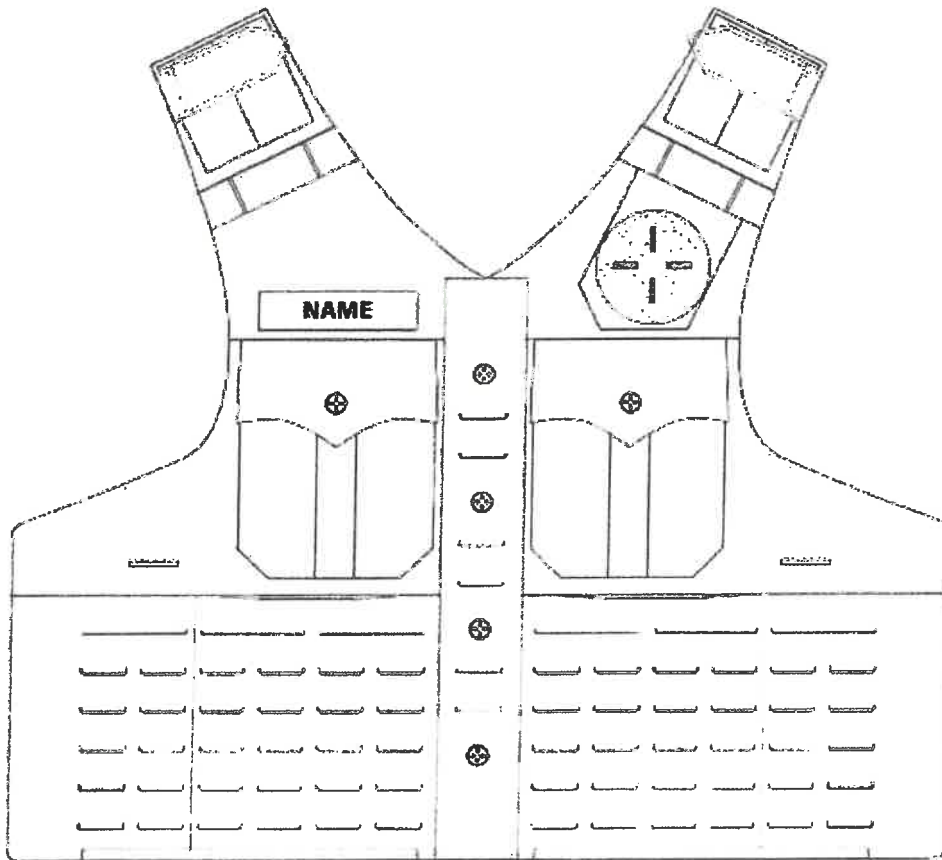
1" x 4" Name ID Placard
Heat Transfer Letters

Text for Name ID Placard
D. Gierst

Name ID Letter Colors
Reflective Silver

Load Carriage
TANK TRACK™ Laser Cut

Epaulettes
Add Epaulettes



Standard carrier shown. MOLLE and laser configuration may vary based on carrier size.

GUARDIAN



GDB_000JFR / GDB_000JFL
FRONT ZIPPER POCKET, NO MOLLE



GDD_000JFR / GDD_000JFL
FRONT UNIFORM POCKET, NO MOLLE



GDE_000JFR / GDE_000JFL
FRONT UNIFORM POCKET, PIN TUCKS, NO MOLLE



GDC_00Z5FR / GDC_00Z5FL
FRONT UNIFORM POCKET, TAN TRACK™ Laser Cut



GDC_000JFR / GDC_000JFL
FRONT UNIFORM POCKET, MOLLE



GDF_000JFR / GDF_000JFL
FRONT ZIPPER POCKET, NO ZIPPER COVER, MOLLE



GDA_000JFR / GDA_000JFL
FRONT ZIPPER POCKET, MOLLE



GDA_00Z5FR / GDA_00Z5FL
FRONT ZIPPER POCKET, TAN TRACK™ Laser Cut
GDF_00Z5 - No zipper cover



GDA_000JBK
BACK TOP LOADING, NO MOLLE



GDA_00Z5BK
BACK TOP LOADING, TAN TRACK™ Laser Cut



GDB_000JBK
BACK TOP LOADING, NO MOLLE



GDC_000JBK
BACK BOTTOM LOADING, NO MOLLE



GDD_000JBK
BACK BOTTOM LOADING, NO MOLLE, PIN TUCKS

External Pockets

Internal Pockets



Point Blank Body Armor
800-413-5155 • 954-630-0900
pointblankenterprises.com

PRODUCT BUILDER RESULTS

Color

Carrier Color
Midnight Navy - BEE

Style Code
Top Level Code - GDC_009VZ5



Midnight Navy

RESOLUTION NO: 23-25

A RESOLUTION AUTHORIZING THE EXECUTION OF ANY NECESSARY DOCUMENTS WITH THE CITY'S DESIGNATED CONTRACTOR FOR THE DEMOLITION AND CLEARANCE OF TWO CITY-OWNED PROPERTIES LOCATED AT 2183 AND 2191 DUDLER DRIVE AND FOR THE REMOVAL OF THE BRIDGE SERVING SAID PROPERTIES

WHEREAS, the City of Arnold has entered into a contract with Skyscraper Marine LLC, dba Tubbs and Son Construction, to provide on-call residential building and structure demolition services per Resolution No. 23-17; and

WHEREAS, the City has obtained a quote from Tubbs and Son Construction of \$80,525.00 for the demolition, asbestos abatement, and land clearance for two (2) city-owned houses located at 2183 and 2191 Dudler Drive and for the demolition of the bridge serving said houses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached proposal for the demolition, land, clearance, and abatement is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



TUBBS AND SON CONSTRUCTION

June 15, 2023

Subject: Demolition Project off Dudler Drive

Attn: Mr. Randy Noland

Mr. Noland,

We are pleased to quote on the removal and clean up of two (2) residential structures plus the bridge access located 2183 & 2191 Dudler Drive. The City of Arnold must give us a notice to proceed before work begins. Our prices below will include labor, material, equipment, insurance, hauling and landfill.

Structure Demolition Quote Includes:

- Permits / Disconnect Utilities
- Mobilization & Set Up
- Demolish Structures / Haul to Landfill
- Remove Concrete & Driveways
- Backfill, Grade, Seed & Straw
- Clean Up & De-mobilization

2183 Dudler Dr. - Contract Price: \$23,250.00

2191 Dudler Dr. - Contract Price: \$32,275.00

Bridge Demolition Quote Includes:

- Remove Decking, Guardrail, Center Column
- Bridge Abutments Stay

Quoted Price: \$25,000.00

Respectfully,

Bryant Tubbs

314-574-0957 / tubbs_son_const@yahoo.com / Tubbs & Son Construction, P.O. Box 107, Lonedell, MD. 63060

RESOLUTION NO: 23-26

A RESOLUTION AUTHORIZING THE EXECUTION OF ANY NECESSARY DOCUMENTS WITH THE CITY'S DESIGNATED CONTRACTOR FOR THE DEMOLITION AND CLEARANCE OF A CONDEMNED PROPERTY KNOWN AS THE BRIDGEVIEW TRAILER COURT

WHEREAS, the City of Arnold has entered into a contract with Skyscraper Marine LLC, dba Tubbs and Son Construction, to provide on-call residential building and structure demolition services per Resolution No. 23-17; and

WHEREAS, the City has obtained a quote from Skyscraper Marine LLC, dba Tubbs and Son Construction of \$195,000 for the demolition, asbestos abatement, and land clearance of the Bridgeview Trailer Court.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached proposal for the demolition, land, clearance, and abatement is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



TUBBS AND SON CONSTRUCTION

June 15, 2023

Subject: Bridgeview Trailer Court Demolition Project

Attn: Mr. Randy Noland

Mr. Noland,

We are pleased to quote on the removal and clean up of Bridgeview Trailer Court. This will consist of removing all fifteen (15) trailers after the City of Arnold give us the notice to proceed. Our prices below will include labor, material, equipment, insurance, hauling and landfill.

Quote Includes:

- Permits
- Disconnect Utilities
- Mobilization & Set Up
- Demolish Structures
- Haul to Landfill
- Remove Concrete & Driveways
- Backfill & Grade
- Seed & Straw
- Clean Up & De-mobilization

Contract Price: \$243,750.00 Discount: \$48,750.00 Total Project: \$195,000.00

Respectfully,

Bryant Tubbs

314-574-0957 / tubbs_son_const@yahoo.com

Tubbs & Son Construction, P.O. Box 107, Lonedell, MO. 63060



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	July 6, 2023
TITLE:	PC-2023-17 ImpactLife Clinic (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Sarah Turner, Senior Planner
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-17 (2) June 13, 2023 Planning Commission Meeting Minutes

EXECUTIVE SUMMARY:

Michelle Berlingeri, a representative of the non-profit community blood center ImpactLife, requested approval of a Conditional Use Permit (CUP) for a “Clinic” to allow for a volunteer blood donation center at 1726 Missouri State Rd, within a “C-2” Commercial District.

REVIEW & ANALYSIS:

At its June 13, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions for the applicant or Staff. There were no public comments on the request.

RECOMMENDATION:

On June 13, 2023, the Planning Commission, by a vote of 5 to 0, voted to recommend approval of the Conditional Use Permit subject to four (4) conditions of approval.

CONDITIONAL USE PERMIT 2023-17

WHEREAS, Michelle Berlinger, representing ImpactLife, has requested a Conditional Use Permit for a "Clinic" to allow for a volunteer blood donation center at 1726 Missouri State Rd, within a "C-2" Commercial District as provided in the Arnold Zoning Ordinance; and

WHEREAS, on June 13, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

WHEREAS, on July 6, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a volunteer blood donation center clinic. This Conditional Use Permit shall be identified as C.U.P. 2023-17 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following four (4) conditions:

1. The volunteer blood donation center clinic shall be established and operated according to the attached site plan (Exhibit A).
2. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
3. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
4. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Steve Buss
Acting Planning Commission Chairman

Date

Before me personally appeared Steve Buss, known to be the Acting Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold's behalf.

Notary

Date

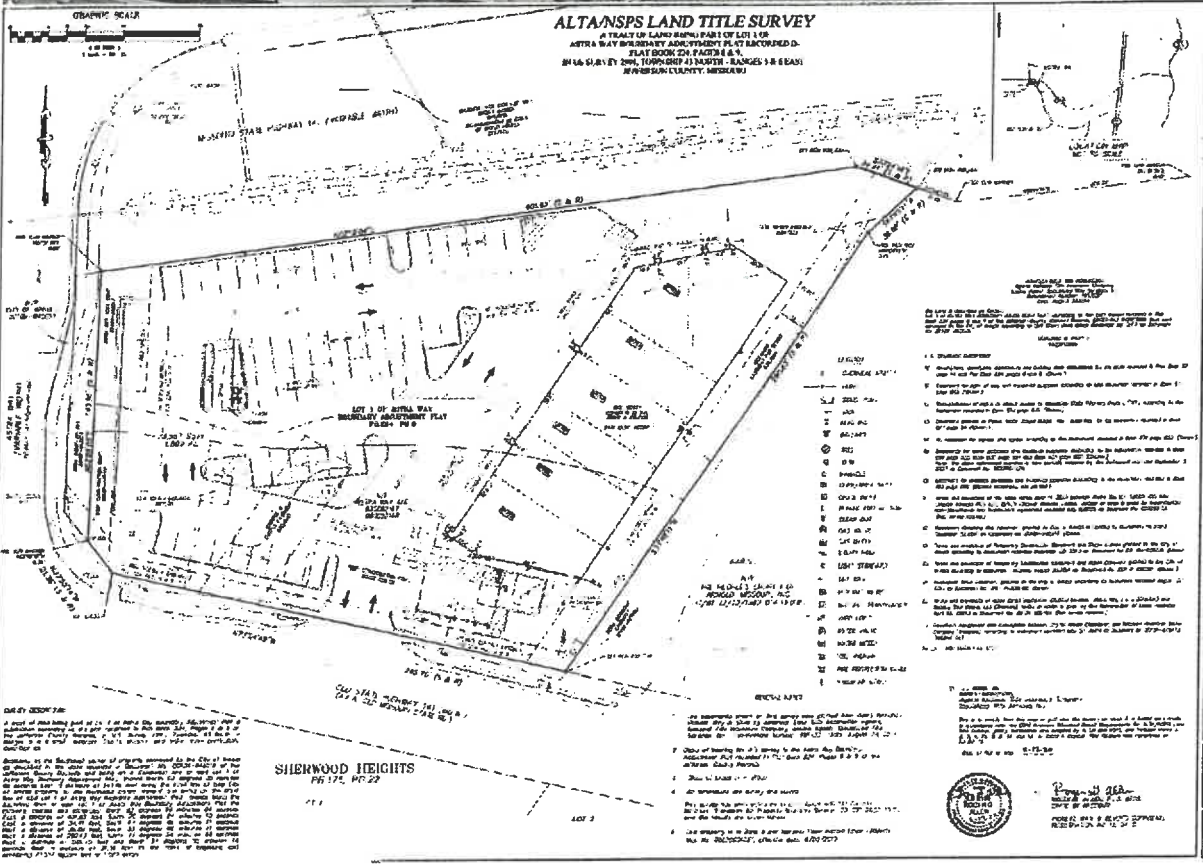
EXHIBIT A



ASTRA WAY TENANT ROSTER

1708	DOS DENTURES • IMPLANT SOLUTIONS	3,847
1712	SUBWAY	1,012
1716	ARNOLD'S WALK IN CLOSET	2,038
1718	KARMA HAIR AND NAILS	1,490
1722	FIRST COMMUNITY CREDIT UNION	2,100
1726	AVAILABLE	1,270

360 VIRTUAL TOURS
AVAILABLE SUITES



ALTA/NPS LAND TITLE SURVEY
A TRACT OF LAND PART OF LOT 1 OF
ASTRA WAY BUREAU SUBDIVISION PLAT RECORDED D-
FLAT BOOK 220 PAGES 4 & 5,
MILWAUKEE COUNTY, WISCONSIN - RANGES 18 & 19 EAST
TOWNSHIP 23 NORTH

**Pickett
Reynolds**
SURVEYING & CONSULTING, INC.
1000 W. WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53233
TEL: 414.224.1111
WWW.PICKETT-REYNOLDS.COM

G. J. Crooks, Inc.
1000 W. WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WISCONSIN 53233
TEL: 414.224.1111
WWW.GJCROOKS.COM



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD.
June 13, 2023**

MINUTES

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Steve Buss at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton (Excused), Alan Bess, Brian McArthur (Excused), Del Williams, Frank Kutilek, Steve Buss, Justin Lurk (Excused), Phil Hogan (Excused), Tim Seidenstricker. **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney), Christie Hull-Bettale (Engineer/Planner), Sarah Turner (Senior Planner).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Bess to approve the minutes from the May 23, 2023 meeting. Second by Williams. *Voice vote:* Approved 5-0.
5. **PUBLIC COMMENT:** There was no comment from members of the public present or on Zoom.
6. **PUBLIC HEARINGS:**
 - a. **PC-2023-17 ImpactLife Clinic (Conditional Use Permit):** Mr. Buss requested a motion to open the public hearing. Motion by Seidenstricker. Second by Williams. *Voice vote:* Approved 5-0. Ms. Turner presented the Staff Report, recommending favorable consideration of Conditional Use Permit to the City Council. There were no comments or questions from the Commission. There were no public comments. Mr. Buss requested a motion to close the hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0.
 - b. **PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit):** Mr. Buss requested a motion to open the public hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0. Ms. Hull Bettale presented the Staff Report, recommending favorable consideration of Conditional Use Permit to the City Council. The applicant, Don Miller from St. Luke's Hospital introduced himself and was available for questions. There were no comments or questions from the Commission. There were no public comments. Mr. Buss requested a motion to close the hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0.
7. **OTHER BUSINESS:**
 - a. **Comprehensive Plan Update:** Mr. Bookless updated the Commission about the next steps in the process, including upcoming community engagement workshops with the public.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Williams to close regular session and move into executive session. Second by Kutilek. *Voice vote:* Approved 5-0. Session adjourned at 7:20 p.m.

EXECUTIVE SESSION

9. **OLD BUSINESS:** *None*
10. **NEW BUSINESS:**
 - a. **PC-2023-17 ImpactLife Clinic (Conditional Use Permit):** Motion by Seidenstricker to recommend approval of the proposed Conditional Use Permit as recommended by Staff. Second by Williams. The Commission had no further discussion. *Roll call vote.* Alan Bess, yes; Del Williams, yes; Frank Kutilek, yes; Steve Buss, yes; Tim Seidenstricker, yes. Approved 5-0.
 - b. **PC-2023-16 Tree Preservation Regulations (Zoning Text Amendment):** Motion by Williams to recommend approval of the proposed Conditional Use Permit as recommended by Staff. Second by Kutilek. The

Commission had no further discussion. Roll call vote. Alan Bess, yes; Del Williams, yes; Frank Kutilek, yes; Steve Buss, yes; Tim Seidenstricker, yes. Approved 5-0.

11. DIRECTOR'S REPORT: Mr. Bookless announced there are no applications for the first meeting in July and that the next scheduled meeting for July 25th will be held. Mr. Bookless discussed the upcoming Comprehensive Plan Workshops on June 26th daytime and June 28th evening, he encouraged attendance, and said reminders will be sent for the dates and times.

12. COUNCIL LIAISON'S REPORT: None.

13. ANNOUNCEMENTS: None.

14. ADJOURNMENT: Motion by Bess to adjourn. Second by Seidenstricker. *Voice vote:* Approved 5-0. Meeting adjourned at 7:24 p.m.

Respectfully Submitted,

Steven Buss
Planning Commission Secretary

VOTE RECORD

	Roll Call	Min.	PC-2023-17 PH Open	PC-2023-17 PH Close	PC-2023-18 PH Open	PC-2023-18 PH Close	Close Reg. Open Exec.	Vote PC-2023-17	Vote PC-2023-18	Adjourn
Andrew Sutton	E	-	-	-	-	-	-	-	-	-
Alan Bess	P	1st - Y	Y	Y	Y	Y	Y	Y	Y	1st-Y
Brian McArthur	E	-	-	-	-	-	-	-	-	-
Del Williams	P	2nd-Y	2nd-Y	2nd-Y	2nd-Y	1st -Y	1st-Y	2nd-Y	1st - Y	Y
Frank Kutilek	P	Y	Y	1st-Y	1st-Y	2nd-Y	2nd-Y	Y	2nd-Y	Y
Steve Buss	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Justin Lurk	E	-	-	-	-	-	-	-	-	-
Phil Hogan	E	-	-	-	-	-	-	-	-	-
Tim Seidenstricker	P	Y	1st - Y	Y	1st - Y	Y	Y	1st - Y	Y	2nd-Y
David Bookless	P									
Robert Sweeney	P									
Christie Hull-Bettale	P									
Sarah Turner	P									

CALL TO ORDER:	7:00 pm
ADJOURN REGULAR:	7:20 pm
ADJOURN EXECUTIVE:	7:24 pm



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	July 6, 2023
TITLE:	PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Christie Hull Bettale, Staff Engineer
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-18 (2) June 13, 2023 Planning Commission Meeting Minutes included with ImpactLife Clinic (CUP)

EXECUTIVE SUMMARY:

Don Miller, Vice President of Network Facility and Support Services, St. Luke's Hospital, requested approval of a Conditional Use Permit (CUP) for a "Clinic" to allow for physician offices, at 874 Arnold Commons Dr., within a "C-4" Commercial District. In addition to this request, Staff proposed and Planning Commission concurred to include with this Conditional Use Permit, the existing St. Luke's Urgent Care, located at 832 Arnold Commons Dr.

REVIEW & ANALYSIS:

At its June 13, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions for the applicant or Staff. There were no public comments on the request.

RECOMMENDATION:

On June 13, 2023, the Planning Commission, by a vote of 5 to 0, voted to recommend approval of the Conditional Use Permit subject to six (6) conditions of approval.

CONDITIONAL USE PERMIT 2023-18

WHEREAS, Don Miller, representing St. Luke’s Hospital, has requested a Conditional Use Permit for a “Clinic” to allow for physician offices at 874 Arnold Commons Dr. and St. Luke’s Urgent Care at 832 Arnold Commons Dr., within a “C-4” Commercial District known as Arnold Commons Plaza, as provided in the Arnold Zoning Ordinance; and

WHEREAS, on June 13, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

WHEREAS, on July 6, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a physician clinic and separate urgent care. This Conditional Use Permit shall be identified as C.U.P. 2023-18 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following six (6) conditions:

1. This Conditional Use Permit is approved for the St. Luke’s Urgent Care at 832 Arnold Commons Dr. and the St. Luke’s Physician Office at 874 Arnold Commons Dr. within Arnold Commons Plaza.
2. Activities and operations associated with the clinic shall be physician offices with related outpatient services.
3. Activities and operations associated with an outpatient clinic and shall be limited so that overnight stays are prohibited.
4. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
5. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
6. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Steve Buss
Acting Planning Commission Chairman

Date

Before me personally appeared Steve Buss, known to be the Acting Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold’s behalf.

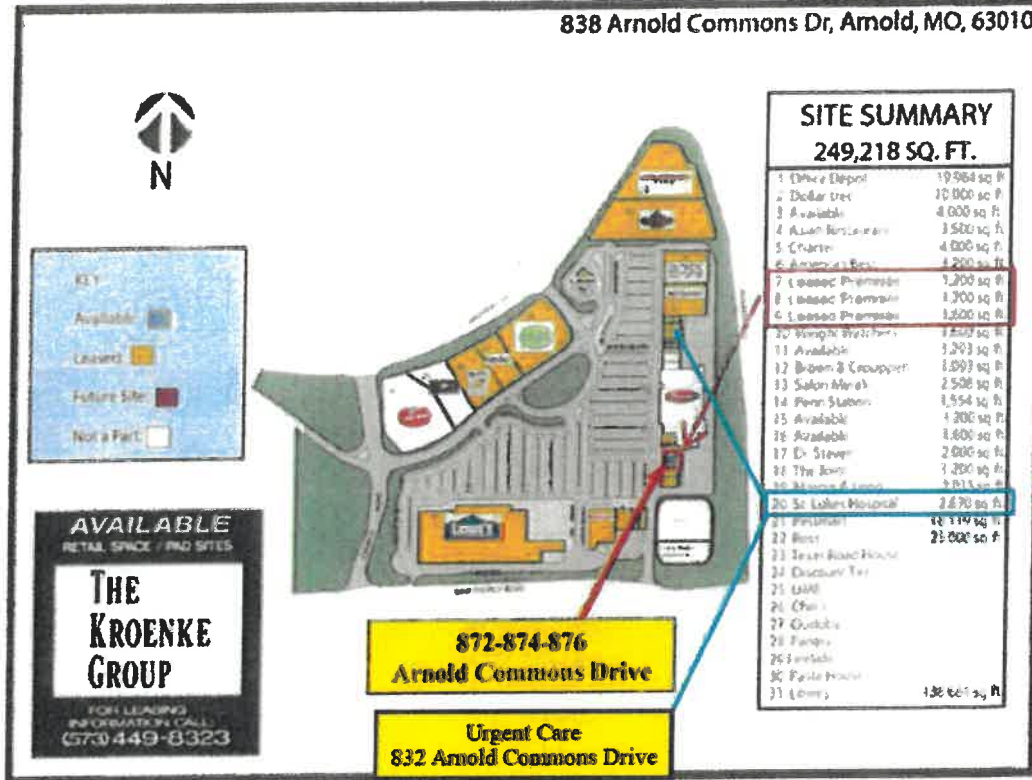
Notary

Date

EXHIBIT A

Arnold Commons

838 Arnold Commons Dr, Arnold, MO, 63010





**City Council Meeting
Council Chamber**

**July 6, 2023
7:00 P.M.**

Zoom Link – Internet Audio/Video:

<https://us02web.zoom.us/j/84679263700?pwd=Mi8xcUhBemM3ejZsdFYrOEpjVUV5Zz09>

Dial-in Number: 312 626 6799

Meeting ID: 846 7926 3700

Passcode: 287040

AGENDA

1. Pledge of Allegiance and Opening Prayer
2. Roll Call
3. Business from the Floor
4. Consent Agenda
 - A. Regular Council Meeting Minutes from **June 15, 2023.**
 - B. Payroll Warrant **#T00462 in the Amount of \$351,619.70.**
 - C. Payroll Warrant **#T00470 in the Amount of \$351,118.66.**
 - D. General Warrant **#5837 in the Amount of \$211,568.14.**
5. Ordinances:

6. Resolutions:

- A. **Resolution #23-24** A Resolution Authorizing the Use of Drug Forfeiture Funds to Purchase Fifty-Seven Uniform Outer Carriers from Leon Uniform Company.
- B. **Resolution #23-25** A Resolution Authorizing the Execution of Any Necessary Documents with the City's Designated Contractor for the Demolition and Clearance of Two City-Owned Properties Located at 2183 and 2191 Dudler Drive and For the Removal of The Bridge Serving Said Properties.
- C. **Resolution #23-26** A Resolution Authorizing the Execution of Any Necessary Documents with the City's Designated Contractor for the Demolition and Clearance of a Condemned Property known as the Bridgeview Trailer Court.

7. Motions:

- A. A Motion to Approve Liquor License Applications
- B. A Motion to Approve PC-2023-17 ImpactLife Clinic (Conditional Use Permit)
- C. A Motion to Approve PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit)

8. Reports from Mayor and Council

9. Administrative Reports

10. Adjournment

Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.

RESOLUTION NO. 23-24

A RESOLUTION AUTHORIZING THE USE OF DRUG FORFEITURE
FUNDS TO PURCHASE FIFTY-SEVEN UNIFORM OUTER CARRIERS
FROM LEON UNIFORM COMPANY.

WHEREAS, the City of Arnold has obtained a quote of \$19,380.00 from Leon Uniform Company for the purchase of 57 Uniform Outer Carriers; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached quote for the purchase of fifty-seven Uniform Outer Carriers is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

GUARDIAN

One vest—EVERY mission.



Paint Blank
BODY ARMOR

Wear It For **L.I.F.E.**...

PRODUCT BUILDER RESULTS

Guardian

Front

Pocket
Western Pocket

Badge Flap
Sewn Loop CB-LP

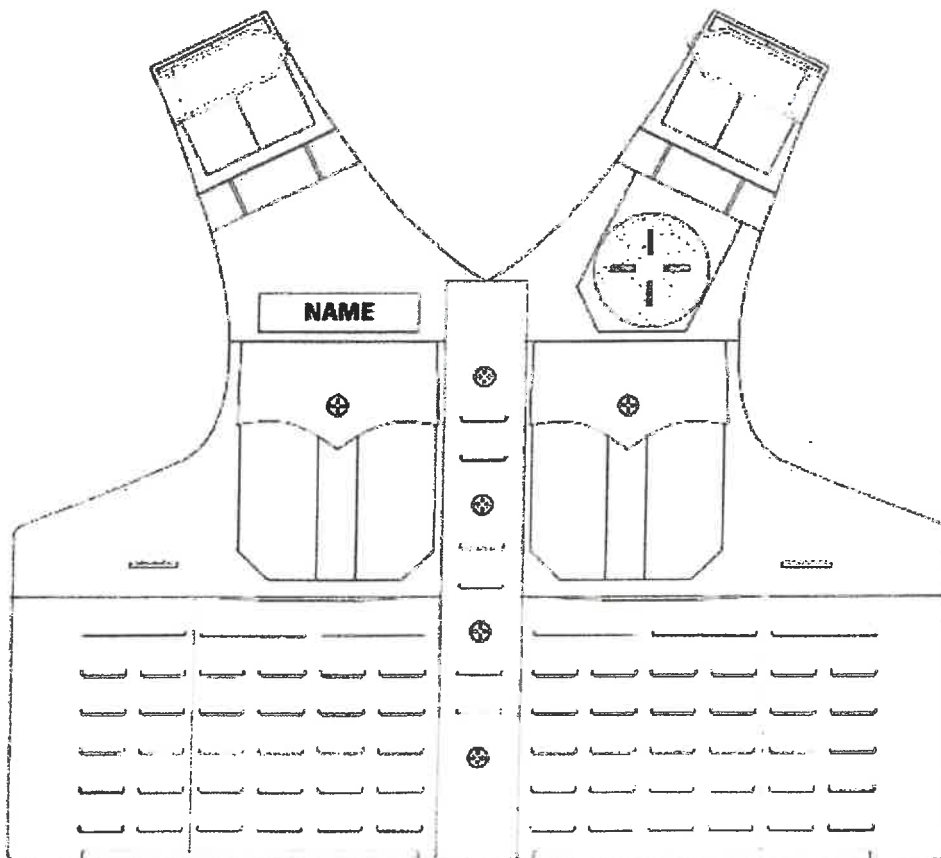
1" x 4" Name ID Placard
Heat Transfer Letters

Text for Name ID Placard
D. Gierst

Name ID Letter Colors
Reflective Silver

Load Carriage
TANK TRACK™ Laser Cut

Epaulettes
Add Epaulettes



Standard carrier shown. MOLLE and laser configuration may vary based on carrier size.

GUARDIAN



GDB_000JFR / GDB_000JFL
FRONT ZIPPER POCKET, NO MOLLE



GDD_000JFR / GDD_000JFL
FRONT UNIFORM POCKET, NO MOLLE



GDE_000JFR / GDE_000JFL
FRONT UNIFORM POCKET, PIN TUCKS, NO MOLLE



GDC_0025FR / GDC_0025FL
FRONT UNIFORM POCKET, TANK TRACK™ Laser Cut



GDC_000JFR / GDC_000JFL
FRONT UNIFORM POCKET, MOLLE



GDF_000JFR / GDF_000JFL
FRONT ZIPPER POCKET, NO ZIPPER COVER, MOLLE



GDA_000JFR / GDA_000JFL
FRONT ZIPPER POCKET, MOLLE



GDA_0025FR / GDA_0025FL
FRONT ZIPPER POCKET, TANK TRACK™ Laser Cut
GDF_0025 - No zipper cover



GDA_000JBK
BACK TOP LOADING, MOLLE



GDA_0025BK
BACK TOP LOADING, TANK TRACK™ Laser Cut



GDB_000JBK
BACK TOP LOADING, NO MOLLE



GDC_000JBK
BACK BOTTOM LOADING, NO MOLLE



GDD_000JBK
BACK BOTTOM LOADING, NO MOLLE, PIN TUCKS

External Pockets

Internal Pockets



Point Blank Body Armor
800-413-5155 • 954-630-0900
pointblankenterprises.com

PRODUCT BUILDER RESULTS

Color

Carrier Color
Midnight Navy - BEE

Style Code
Top Level Code - QDC_008VZ5



Midnight Navy

RESOLUTION NO: 23-25

A RESOLUTION AUTHORIZING THE EXECUTION OF ANY NECESSARY DOCUMENTS WITH THE CITY'S DESIGNATED CONTRACTOR FOR THE DEMOLITION AND CLEARANCE OF TWO CITY-OWNED PROPERTIES LOCATED AT 2183 AND 2191 DUDLER DRIVE AND FOR THE REMOVAL OF THE BRIDGE SERVING SAID PROPERTIES

WHEREAS, the City of Arnold has entered into a contract with Skyscraper Marine LLC, dba Tubbs and Son Construction, to provide on-call residential building and structure demolition services per Resolution No. 23-17; and

WHEREAS, the City has obtained a quote from Tubbs and Son Construction of \$80,525.00 for the demolition, asbestos abatement, and land clearance for two (2) city-owned houses located at 2183 and 2191 Dudler Drive and for the demolition of the bridge serving said houses.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached proposal for the demolition, land, clearance, and abatement is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



TUBBS AND SON CONSTRUCTION

June 15, 2023

Subject: Demolition Project off Dudler Drive

Attn: Mr. Randy Noland

Mr. Noland,

We are pleased to quote on the removal and clean up of two (2) residential structures plus the bridge access located 2183 & 2191 Dudler Drive. The City of Arnold must give us a notice to proceed before work begins. Our prices below will include labor, material, equipment, insurance, hauling and landfill.

Structure Demolition Quote Includes:

- Permits / Disconnect Utilities
- Mobilization & Set Up
- Demolish Structures / Haul to Landfill
- Remove Concrete & Driveways
- Backfill, Grade, Seed & Straw
- Clean Up & De-mobilization

2183 Dudler Dr. - Contract Price: \$23,250.00

2191 Dudler Dr. - Contract Price: \$32,275.00

Bridge Demolition Quote Includes:

- Remove Decking, Guardrail, Center Column
- Bridge Abutments Stay

Quoted Price: \$25,000.00

Respectfully,

Bryant Tubbs

314-574-0957 / tubbs_son_const@yahoo.com / Tubbs & Son Construction, P.O. Box 107, Lonedell, MO. 63060

RESOLUTION NO: 23-26

A RESOLUTION AUTHORIZING THE EXECUTION OF ANY NECESSARY DOCUMENTS WITH THE CITY'S DESIGNATED CONTRACTOR FOR THE DEMOLITION AND CLEARANCE OF A CONDEMNED PROPERTY KNOWN AS THE BRIDGEVIEW TRAILER COURT

WHEREAS, the City of Arnold has entered into a contract with Skyscraper Marine LLC, dba Tubbs and Son Construction, to provide on-call residential building and structure demolition services per Resolution No. 23-17; and

WHEREAS, the City has obtained a quote from Skyscraper Marine LLC, dba Tubbs and Son Construction of \$195,000 for the demolition, asbestos abatement, and land clearance of the Bridgeview Trailer Court.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the attached proposal for the demolition, land, clearance, and abatement is hereby approved. The Mayor and/or City Administrator are authorized to execute any necessary documents to complete this transaction.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____



TUBBS & SON CONSTRUCTION

June 15, 2023

Subject: Bridgeview Trailer Court Demolition Project

Attn: Mr. Randy Noland

Mr. Noland,

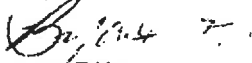
We are pleased to quote on the removal and clean up of Bridgeview Trailer Court. This will consist of removing all fifteen (15) trailers after the City of Arnold give us the notice to proceed. Our prices below will include labor, material, equipment, insurance, hauling and landfill.

Quote Includes:

- Permits
- Disconnect Utilities
- Mobilization & Set Up
- Demolish Structures
- Haul to Landfill
- Remove Concrete & Driveways
- Backfill & Grade
- Seed & Straw
- Clean Up & De-mobilization

Contract Price: \$243,750.00 Discount: \$48,750.00 Total Project: \$195,000.00

Respectfully,



Bryant Tubbs

314-574-0957 / tubbs_son_const@yahoo.com

Tubbs & Son Construction, P.O. Box 107, Lonedell, MO. 63060



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	July 6, 2023
TITLE:	PC-2023-17 ImpactLife Clinic (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Sarah Turner, Senior Planner
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-17 (2) June 13, 2023 Planning Commission Meeting Minutes

EXECUTIVE SUMMARY:

Michelle Berlinger, a representative of the non-profit community blood center ImpactLife, requested approval of a Conditional Use Permit (CUP) for a "Clinic" to allow for a volunteer blood donation center at 1726 Missouri State Rd, within a "C-2" Commercial District.

REVIEW & ANALYSIS:

At its June 13, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions for the applicant or Staff. There were no public comments on the request.

RECOMMENDATION:

On June 13, 2023, the Planning Commission, by a vote of 5 to 0, voted to recommend approval of the Conditional Use Permit subject to four (4) conditions of approval.

CONDITIONAL USE PERMIT 2023-17

WHEREAS, Michelle Berlingeri, representing ImpactLife, has requested a Conditional Use Permit for a "Clinic" to allow for a volunteer blood donation center at 1726 Missouri State Rd, within a "C-2" Commercial District as provided in the Arnold Zoning Ordinance; and

WHEREAS, on June 13, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

WHEREAS, on July 6, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a volunteer blood donation center clinic. This Conditional Use Permit shall be identified as C.U.P. 2023-17 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following four (4) conditions:

1. The volunteer blood donation center clinic shall be established and operated according to the attached site plan (Exhibit A).
2. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
3. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
4. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Steve Buss
Acting Planning Commission Chairman

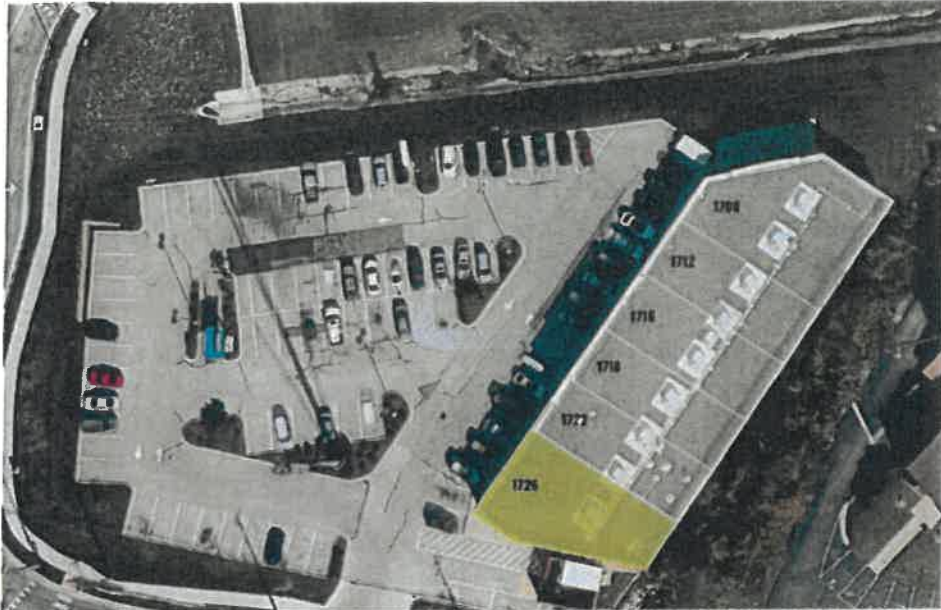
Date

Before me personally appeared Steve Buss, known to be the Acting Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold's behalf.

Notary

Date

EXHIBIT A



ASTRA WAY TEENANT ROSTER

1708	DDS DENTURES • IMPLANT SOLUTIONS	3,847
1712	SEBWAY	1,812
1716	ARNOLD'S WALK IN CLOSET	2,038
1718	KARMA HAIR AND NAILS	1,486
1722	FIRST COMMUNITY CREDIT UNION	2,186
1726	WHEEL ABLE	1,238

360 VIRTUAL TOURS AVAILABLE SUITES

ALTA/NSPS LAND TITLE SURVEY

A TRACTED LAND SURVEY PART OF LOT 1 OF
ASTRA WAY PALMWAY ADJACENT PLAT RECORDED IN
PLAT BOOK 224 PAGES 1 & 2,
IN LA 8141 21 299, SUPERSEDED PARTS 1 & 2 EAST,
IN WINDSOR COUNTY, ILLINOIS

LEGEND

- 1. CHURCH PROPERTY
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GENERAL NOTES

1. This survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
2. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
3. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
4. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
5. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
6. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
7. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
8. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
9. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.
10. The survey is a part of the Astra Way Palmsway Adjacent Plat recorded in Plat Book 224, Pages 1 & 2, in La 8141 21 299, SuperseDED PARTS 1 & 2 EAST, in Windsor County, Illinois.

PREPARED FOR: ALTA/NSPS LAND TITLE SURVEY, INC. 1000 N. WINDSOR AVENUE, WINDSOR, ILLINOIS 62450
PREPARED BY: G. J. CREW, INC. 1000 N. WINDSOR AVENUE, WINDSOR, ILLINOIS 62450

**SHERWOOD HEIGHTS
PR 172, PG 22**



**PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD.
June 13, 2023**

MINUTES

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Steve Buss at 7:00 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton (Excused), Alan Bess, Brian McArthur (Excused), Del Williams, Frank Kutilek, Steve Buss, Justin Lurk (Excused), Phil Hogan (Excused), Tim Seidenstricker. **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney), Christie Hull-Bettale (Engineer/Planner), Sarah Turner (Senior Planner).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Bess to approve the minutes from the May 23, 2023 meeting. Second by Williams. *Voice vote:* Approved 5-0.
5. **PUBLIC COMMENT:** There was no comment from members of the public present or on Zoom.
6. **PUBLIC HEARINGS:**
 - a. **PC-2023-17 ImpactLife Clinic (Conditional Use Permit):** Mr. Buss requested a motion to open the public hearing. Motion by Seidenstricker. Second by Williams. *Voice vote:* Approved 5-0. Ms. Turner presented the Staff Report, recommending favorable consideration of Conditional Use Permit to the City Council. There were no comments or questions from the Commission. There were no public comments. Mr. Buss requested a motion to close the hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0.
 - b. **PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit):** Mr. Buss requested a motion to open the public hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0. Ms. Hull Bettale presented the Staff Report, recommending favorable consideration of Conditional Use Permit to the City Council. The applicant, Don Miller from St. Luke's Hospital introduced himself and was available for questions. There were no comments or questions from the Commission. There were no public comments. Mr. Buss requested a motion to close the hearing. Motion by Kutilek. Second by Williams. *Voice vote:* Approved 5-0.
7. **OTHER BUSINESS:**
 - a. **Comprehensive Plan Update:** Mr. Bookless updated the Commission about the next steps in the process, including upcoming community engagement workshops with the public.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Williams to close regular session and move into executive session. Second by Kutilek. *Voice vote:* Approved 5-0. Session adjourned at 7:20 p.m.

EXECUTIVE SESSION

9. **OLD BUSINESS:** *None*
10. **NEW BUSINESS:**
 - a. **PC-2023-17 ImpactLife Clinic (Conditional Use Permit):** Motion by Seidenstricker to recommend approval of the proposed Conditional Use Permit as recommended by Staff. Second by Williams. The Commission had no further discussion. *Roll call vote.* Alan Bess, yes; Del Williams, yes; Frank Kutilek, yes; Steve Buss, yes; Tim Seidenstricker, yes. Approved 5-0.
 - b. **PC-2023-16 Tree Preservation Regulations (Zoning Text Amendment):** Motion by Williams to recommend approval of the proposed Conditional Use Permit as recommended by Staff. Second by Kutilek. The

Commission had no further discussion. Roll call vote. Alan Bess, yes; Del Williams, yes; Frank Kutilek, yes; Steve Buss, yes; Tim Seidenstricker, yes. Approved 5-0.

11. DIRECTOR'S REPORT: Mr. Bookless announced there are no applications for the first meeting in July and that the next scheduled meeting for July 25th will be held. Mr. Bookless discussed the upcoming Comprehensive Plan Workshops on June 26th daytime and June 28th evening, he encouraged attendance, and said reminders will be sent for the dates and times.

12. COUNCIL LIAISON'S REPORT: None.

13. ANNOUNCEMENTS: None.

14. ADJOURNMENT: Motion by Bess to adjourn. Second by Seidenstricker. *Voice vote:* Approved 5-0. Meeting adjourned at 7:24 p.m.

Respectfully Submitted,

Steven Buss
Planning Commission Secretary

VOTE RECORD

	Roll Call	Min.	PC-2023-17 PH Open	PC-2023-17 PH Close	PC-2023-18 PH Open	PC-2023-18 PH Close	Close Reg. Open Exec.	Vote PC-2023-17	Vote PC-2023-18	Adjourn
Andrew Sutton	E	-	-	-	-	-	-	-	-	-
Alan Bess	P	1st - Y	Y	Y	Y	Y	Y	Y	Y	1st-Y
Brian McArthur	E	-	-	-	-	-	-	-	-	-
Del Williams	P	2nd-Y	2nd-Y	2nd-Y	2nd-Y	1st -Y	1st-Y	2nd-Y	1st - Y	Y
Frank Kutilek	P	Y	Y	1st-Y	1st-Y	2nd-Y	2nd-Y	Y	2nd-Y	Y
Steve Buss	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Justin Lurk	E	-	-	-	-	-	-	-	-	-
Phil Hogan	E	-	-	-	-	-	-	-	-	-
Tim Seidenstricker	P	Y	1st - Y	Y	1st - Y	Y	Y	1st - Y	Y	2nd-Y

David Bookless	P
Robert Sweeney	P
Christie Hull-Bettale	P
Sarah Turner	P

CALL TO ORDER:	7:00 pm
ADJOURN REGULAR:	7:20 pm
ADJOURN EXECUTIVE:	7:24 pm



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	July 6, 2023
TITLE:	PC-2023-18 St. Luke's Physician Clinic (Conditional Use Permit)
DEPARTMENT:	Community Development
PROJECT MANAGER:	Christie Hull Bettale, Staff Engineer
REQUESTED ACTION:	No Action, Conditional Use Permit stands approved
ATTACHMENTS:	(1) C.U.P. 2023-18 (2) June 13, 2023 Planning Commission Meeting Minutes included with ImpactLife Clinic (CUP)

EXECUTIVE SUMMARY:

Don Miller, Vice President of Network Facility and Support Services, St. Luke's Hospital, requested approval of a Conditional Use Permit (CUP) for a "Clinic" to allow for physician offices, at 874 Arnold Commons Dr., within a "C-4" Commercial District. In addition to this request, Staff proposed and Planning Commission concurred to include with this Conditional Use Permit, the existing St. Luke's Urgent Care, located at 832 Arnold Commons Dr.

REVIEW & ANALYSIS:

At its June 13, 2023 meeting, the Planning Commission held a public hearing for the CUP application. Staff found the request consistent with the CUP review criteria contained in the Zoning Ordinance subject to conditions of approval. The Commission had no follow-up questions for the applicant or Staff. There were no public comments on the request.

RECOMMENDATION:

On June 13, 2023, the Planning Commission, by a vote of 5 to 0, voted to recommend approval of the Conditional Use Permit subject to six (6) conditions of approval.

CONDITIONAL USE PERMIT 2023-18

WHEREAS, Don Miller, representing St. Luke’s Hospital, has requested a Conditional Use Permit for a “Clinic” to allow for physician offices at 874 Arnold Commons Dr. and St. Luke’s Urgent Care at 832 Arnold Commons Dr., within a “C-4” Commercial District known as Arnold Commons Plaza, as provided in the Arnold Zoning Ordinance; and

WHEREAS, on June 13, 2023, the Planning Commission has held a Public Hearing, reviewed the application for CUP and associated site plan pursuant to the laws of the City of Arnold, and;

WHEREAS, on July 6, 2023, the City Council found the proposed land use not detrimental to the surrounding land uses.

NOW THEREFORE, the City Council hereby issues a Conditional Use Permit to operate a physician clinic and separate urgent care. This Conditional Use Permit shall be identified as C.U.P. 2023-18 and shall be developed in general conformance with City of Arnold Ordinances and with Commission findings with the following six (6) conditions:

1. This Conditional Use Permit is approved for the St. Luke’s Urgent Care at 832 Arnold Commons Dr. and the St. Luke’s Physician Office at 874 Arnold Commons Dr. within Arnold Commons Plaza.
2. Activities and operations associated with the clinic shall be physician offices with related outpatient services.
3. Activities and operations associated with an outpatient clinic and shall be limited so that overnight stays are prohibited.
4. This Conditional Use Permit may be revoked by the City Council if the terms of the permit have been found to have been violated. The procedure for revocation shall require a hearing before the City Council.
5. Revocation of this Conditional Use Permit shall constitute grounds for the revocation of all other City licenses and/or permits associated with this business establishment.
6. Approval for Conditional Use Permit does not supersede other local, state, or federal requirements.

Steve Buss
Acting Planning Commission Chairman

Date

Before me personally appeared Steve Buss, known to be the Acting Chairman of the Planning Commission for the City of Arnold, who executed the same on the City of Arnold’s behalf.

Notary

Date

EXHIBIT A

Arnold Commons

838 Arnold Commons Dr, Arnold, MO, 63010

