

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.

2013-12: AMENDMENT TO C-4 PLANNED COMMERCIAL, 308 PLAZA WAY.: Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:06 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:06 p.m. The Pledge of Allegiance was recited by those in attendance.

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

REVIEW AND APPROVAL OF AGENDA: Motion by Jeff Campbell to approve the agenda as amended. Second by Del Williams. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the May 14, 2013 meeting as presented. Second by Jason Fulbright. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2013-12: AMENDMENT TO C-4 PLANNED COMMERCIAL, 308 PLAZA WAY: Jeff Campbell asked if there is a way to get 24' wide drive thru. Dan Govero stated it is a one way drive so it is okay.

Brian McArthur asked to confirm the underground detention. Dan Govero stated that yes it is an underground detention.

Motion by Jeff Campbell to approve 2013-12, amendment to C-4 Planned Commercial, 308 Plaza Way with the findings and two (2) conditions:

1. The dumpster enclosure must match the primary building in material and color.
2. Revise the landscape plan to consistently reflect 3" caliper as the minimum.

Second by Andrew Sutton. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Motion Approved.*

8a. MIDWEST REGIONAL BANK – CONDITION OF APPROVAL: John King, representing Midwest Regional Bank asked the Commission to remove the condition that they provide the adjacent owners approval for the partially blocked access easement along the north property line. Their engineer's opinion is the 3" curb can be driven over if

needed and does not block access at this location. Mr. Mangelsdorf (owner of adjacent lot) does not want this curb put in but offered no solution.

Brian McArthur verified that this curb is completely on the Bank's property.

Andrew Sutton verified with Bob Sweeney that if they would choose to go to court it would be with the Bank and not the City. Mr. Sweeney stated that was correct and commented that the city's position is that this curb is not an impediment because it is designed to be crossed over and it is actually a safety feature the city wants.

Motion by Jeff Campbell to approve the removal of the condition to "provide the adjacent owners approval for the partially blocked access easement along the north property line" with regard to application 2013-11, Commercial Site Plan approval for Midwest Regional Bank at 1913 Richardson Road. Second by Del Williams. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Motion Approved.*

b. DRAFT TREE PRESERVATION ORDINANCE: Mary summarized and asked for direction.

Andrew Sutton suggested getting the HBA's comments; review them, and then have a joint meeting.

c. NEW STORM WATER REGULATIONS: Mary summarized the new stormwater ordinance.

Ted Brandt asked where the storm drainage goes today and what the new ordinance changes. Christie said currently it goes to creeks (Pomme, Little Muddy, etc) and then to the Meramec. The new ordinance requires filtering for water quality.

Mary introduced Matt Dawson, the city's GIS summer intern.

OLD BUSINESS: Jeff Campbell asked the status of Duncan Donuts. Dan Bish stated that they are waiting for contract signatures.

Ted Brandt asked about the picketing at the proposed liquor store. Mary stated there are residents that are not in favor of a liquor store so close to a school.

COMMISSIONERS REPORT: Andrew Sutton thanked Mary and her staff for their help with his project issues. Andrew also asked Christie the status of the sidewalk issue in his subdivision.

ADJOURNMENT: Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

