

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JUNE 12, 2018 / 7:00 P.M.

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.

2018-17: PRELIMINARY PLAT, LONEDELL ACRES, 4 LOTS, 2162 LONEDELL: Mr. Sutton read the staff report.

Faye White, 2134 Lonedell – expressed traffic concerns and animal concerns.

Christie Hull-Bettale commented that all the current setback, fencing and animal regulations will apply to this development as well.

Greg Kaemmerer, 1736 Debra Ln. – storm water concerns.

Bob White, 2134 Lonedell Rd. – asked about the grass cutting ordinance as it will pertain to these lots.

Scott Betzer, 1729 Debra Ln. – storm water washing out the road.

There being no further questions or comments, the public hearing adjourned at 7:11 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:11 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Christie Hull-Bettale, Derrick Redhead (excused) and Bob Sweeney. 10 voting members present.

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 May 22, 2018 meeting as presented. Second by Chris Ford. Voice Vote - *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: Scott Betzer, 1729 Debra Ln. – asked about culverts.

7a. 2018-17: PRELIMINARY PLAT LONEDELL ACRES, 4 LOTS, 2162 LONEDELL: Mark Doering, Doering Engineering, 5030 Griffin Rd., St. Louis, MO 63128, and David Staloch, Staloch, LLC, 9983 Column Dr., Hillsboro, MO. Mr. Staloch commented that he is proposing to build four (4) nice houses and will leave as much green space as he can. Mr. Doering gave a brief presentation summarizing that they are proposing four lots instead of eleven; having only four lots will minimize the traffic on Lonedell Road; they are only disturbing a quarter of the parcel; they will maintain most of the existing trees; there will be a large buffer between this development and the neighbors behind it; this will be a quality neighborhood.

Del Williams stated that they are not helping with the existing water runoff problem. Mr. Doering stated they are not helping with the existing runoff but they are trying to minimize any extra.

Jeff Campbell commented that by adding three new homes the runoff will be significantly more. Mr. Doering explained that it will go from 6.8 cfs (cubic feet per second) to 7.5 cfs making it only 1\14 of an increase.

Brian McArthur questioned if they could put in some type of bio-retention.

Christie-Hull Betalle commented that part of the design review is making sure the storm sewers and inlets are functioning properly.

Jeff Campbell suggested adding a condition about storm water being addressed in the improvement plans.

Andrew Sutton commented that he would look more favorably on this project if the developer would consider some sort of detention.

Motion by Jeff Campbell to approve 2018-17, Preliminary Plat, Lonedell Acres, 4 Lots based on the findings along with the following eight (8) conditions:

1. Provide a Tree Preservation plan for Commission review at a later date.
2. 10' Right of Way dedication strip is required, which will be indicated on the final record plat.
3. A proposed 10' sidewalk easement and 5' sidewalk is required; easement will be indicated on final record plat and sidewalks installed or make a contribution in lieu of construction.
4. Provide storm and sanitary easement, 5' both sides of centerline (10' total) for the existing or proposed pipes.
5. Planning Commission grants the variance for frontage on Lots 2, 3, 4, with the findings as stated in the staff report
6. Provide draft covenants for city review and recording.

7. Grading and any necessary infrastructure will need an Improvement Plan separate permit.
8. The existing storm water pipes and system must be inspected and function properly within the development.

Second by Frank Kutilek.

Frank Kutilek commented that he is concerned as to how to address potential out buildings that could be put on these lots which may increase the water runoff problem.

Roll call vote: Del Williams, no; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, no; Ted Brandt, yes; Frank Kutilek, no; Jeff Campbell, yes; Andrew Sutton, no; Chris Ford, yes. 6 yeas, 4 nays. *Motion Approved.*

STAFF REPORT:

Bob Sweeney – No Report

Christie Hull-Bettale – No Report

11. OLD BUSINESS/COMMISSIONERS REPORT: None

12. ADJOURNMENT: Meeting adjourned at 7:49 p.m.

Respectfully Submitted,

 **ACTING SECRETARY.**

Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 6/12/2018							
CALLED TO ORDER: 7:00 PM							
ADJOURNMENT: 7:49 PM							
	ROLL CALL	2018-17 - APPROVED					
DEL WILLIAMS	P	N					
JOHN TUCKER	P	Y					
ANTHONY SOFIA	P	Y					
BRIAN MCARTHUR	P	Y					
ALAN BESS	P	N					
TED BRANDT	P	Y					
FRANK KUTILEK	P	N					
JEFF CAMPBELL	P	Y					
ANDREW SUTTON	P	N					
CHRIS FORD	P	Y					
			NO VOTE				
CHRISTIE HULL-BETTALE	P		NO VOTE				
DERRICK REDHEAD	EXCUSED		NO VOTE				
CITY ATTORNEY ROBERT SWEENEY	P		NO VOTE				