

PUBLIC HEARING/REGULAR MEETING

June 14, 2011 /7:00 PM

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2011-13, Zoning Code Change Appendix B, Zoning Code, Section 6, District Regulations, eliminating the minimum lot size for churches in all zone districts.
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 May 10, 2011 (no meeting on May 24, 2011)
6. Questions from the floor
7. Code Amendment
 - a. 2011-13, Zoning Code Change Appendix B, Zoning Code, Section 6, District Regulations, eliminating the minimum lot size for churches in all zone districts.
8. Commercial Site Plan
 - a. 2011-08, Aldi's, landscape plan approval, 2150 Michigan Ave.
 - b. 2011-11, Home Service Oil, 1919 Richardson Road, tear down and rebuild
9. Sketch Plan
 - a. Arnold Animal Hospital
10. Staff Report
 - a. Temporary Sign regulations
11. Old Business
12. Commissioners Report
13. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JUNE 14, 2011 / 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.

2011-13: ZONING CODE CHANGE APPENDIX B, ZONING CODE, SECTION 6, DISTRICT REGULATIONS ELIMINATING THE MINIMUM LOT SIZE FOR CHURCHES IN ALL ZONE DISTRICTS: Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:02 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:02 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 (excused), Jeff Campbell, Jim Edwards, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale, Dan Bish. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Minutes corrected to read 10 voting members present.

Motion by Jim Edwards to approve the minutes from the May 10, 2011 meeting as amended. Second by Jeff Fitter. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2011-13: ZONING CODE CHANGE APPENDIX B, ZONING CODE, SECTION 6, DISTRICT REGULATIONS, ELIMINATING THE MINIMUM LOT SIZE FOR CHURCHES IN ALL ZONE DISTRICTS: Mary Holden explained that R-1, Flood Plain, Park & Scenic, Industrial or Planned Districts are not included because in those districts they do not specifically call out a minimum for churches.

Motion by Jeff Fitter to approve 2011-13, zoning code change to section 6, district regulations, eliminating the minimum lot size for churches in all zone districts. Second by Jeff Campbell. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, yes. 8 yeas, 0 nays – *Approved.*

8a. 2011-08: ALDI'S LANDSCAPE PLAN APPROVAL, 2150 MICHIGAN AVE: Brian McArthur read the staff report.

Motion by Jeff Campbell to approve 2011-08, Aldi's landscape plan approval, 2150 Michigan Ave. Second by Bryan Wucher.

Jim Edwards voiced his concern of possible parking lot problems at Christmas time.

Jeff Fitter expressed his appreciation of the full size landscape plan.

Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, yes. 8 yeas, 0 nays – *Approved*.

8b. 2011-11: HOME SERVICE OIL, 1919 RICHARDSON ROAD, TEAR DOWN AND REBUILD: Brian McArthur read staff's recommendations.

Jeff Campbell added a condition #4 that all standard parking stalls to be a minimum of 10' in width.

Brian McArthur commented that this will be an overall improvement. Brian asked if the existing tanks would be moved.

Dan Govero stated that the tanks will remain. The car wash will be removed. The goal is to put in a larger C-Store.

Jeff Campbell questioned if there is a cross-access agreement with the adjoining property owner. Dan Govero stated that there is.

Jeff Campbell added condition #5 that the cross-access easement be provided.

Jeff Fitter questioned the 4 1/2 foot drop and questioned the in and out area.

Ted Brandt questioned location for truck service; landscape across the front and a sidewalk along St. Johns.

Mary Holden questioned if a pigmy barberry bush is appropriate for that area since it is not on the city approved list.

Jeff Fitter would prefer that a Landscape Architect design the plan.

Jim Edwards concerned that it will be a tight fit when the tankers go in to fill the tanks.

Jeff Fitter added condition #6 to resubmit a landscape plan designed by a Landscape Architect.

Motion by Jeff Fitter to approve 2011-11, Commercial Site Plan for Home Service Oil at 1919 Richardson Road to tear down and rebuild with the six (6) conditions:

1. Provide a different type of light fixture that will shield the light trespass while addressing security concerns or add a shield to the front of the wall pack.
2. Provide the type of lighting proposed for canopy over the gas pumps that must be in keeping with our codes.
3. The spaces at the pump can be counted toward their parking requirement.
4. All standard parking stalls to be a minimum of 10' in width.
5. Cross-access easement be provided.
6. New landscape plan designed by an architect or landscape designer be brought back for approval.

Second by Ted Brandt. Roll call vote: Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Jim Edwards, no. 7 yeas, 1 nay – *Approved*.

SKETCH PLAN: ARNOLD ANIMAL HOSPITAL: Mary Holden explained that Dr. Kohne needs more parking and has the potential of purchasing the property behind the animal hospital. This property is separated by a private road and is currently zoned R-3. One option could be a minor subdivision and zone it C-2. If the easement is laid over the property he could do a boundary adjustment. Looking for Planning Commission direction.

Dr. Kevin Kohne, Arnold Animal Hospital, stated he is looking at a piece of residential property east of his clinic. It is currently zoned residential, but is bordered by the Post Office parking lot, a mobile home park, his clinic and residences. He has been told that the property could yield 15-20 parking spaces using about ¼ of the property, leaving the rest for handling storm water and as a buffer. The owner is willing to sell and the closest neighbor is actually in favor of the chance of more parking near her home.

Del Williams questioned if the property would have to be rezoned to accommodate parking. Mary Holden stated it would either have to be rezoned or go to the Board of Adjustment for a variance.

Jeff Fitter would be more in favor of subdividing the property in order to leave the greater portion residential.

Mary Holden explained that if the road is not dedicated right-of-way and it's just an easement that's laid over the property line, he could do a boundary adjustment and then rezoning. If it is a road with an actual legal description, he would then have to do the subdivision first and then the rezoning.

Jeff Fitter questioned the sidewalk requirement.

Jeff Campbell stated the only concern would be the water runoff.

Commissioners all in favor of proceeding forward.

STAFF REPORT: TEMPORARY SIGN REGULATIONS: Mary Holden addressed the following draft regulations regarding temporary signs based on past discussion.

- a. They must be located on a sidewalk within ten feet of the primary entrance of the business. They may not be placed so as to hamper American with Disabilities access requirements; placed on or in interior drive aisles or landscape islands.
- b. Only one A-frame sign may be displayed per business.
- c. The sign may be displayed during business hours only.
- d. They must be taken in at night.
- e. They may not block pedestrian access.
- f. Nothing may be hung from or attached to the A-frame sign.
- g. All signage should be constructed from durable materials compatible with the materials of the building housing the enterprise referenced on the sign and present a finished appearance. Wood, metal, and chalkboard are acceptable materials. Signage shall not be reflective of fluorescent or have movable parts. "Reader board" signs with movable slide-in letters and stenciled or spray painted signs are not allowed.
- h. They may not exceed four feet in height, or exceed three feet in width.

Ted Brandt questioned the difference between temporary and permanent, the fees and length of time.

Mary Holden gave an update on the last public workshop for the Comprehensive Plan.

OLD BUSINESS: No questions regarding the project follow-up list.

COMMISSIONERS REPORT: Roy Wilde contacted MoDOT about painting stripes in place of the small signs on the railroad trestle.

Jeff Campbell gave an update on Oasis Church. They are making progress.

Ted Brandt questioned if there are any centers currently designated for emergency shelters. Ted also questioned if we had any kind of program to help existing businesses relocate to the northern end of Jeffco.

Jeff Fitter congratulated Dan Bish for bringing in his first business. Apex Motors. Mary stated they are used car sales - mainly Internet based. In order for them to have a dealers license they have to have an office that is visible from the road and they have to have 2 or 3 spaces for vehicles. The conditional use permit application will be on the July meeting agenda.

Brian McArthur expressed his aggravation with people on web sites saying the Planning Commission dismissed the storm shelter idea because of cost.

Jeff Fitter made it clear that he did not dismiss the storm structure idea because of cost, he dismissed it because he feels it is the most unsafe thing to do to try and drive to a safe haven in the middle of a tornado.

ADJOURNMENT: Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

PLANNING COMMISSION

ROLL CALL SHEET

DATE: 6/14/2011

CALLED TO ORDER:

PH: 7:00 RM: 7:02

ADJOURNED:

PH: 7:02 RM: 8:20

| | ROLL CALL | 2011-13 - APPROVED | 2011-08 - APPROVED | 2011-11 - APPROVED | | | |
|-----------------------|-----------|--------------------|--------------------|--------------------|--|--|--|
| DEL WILLIAMS | P | Y | Y | Y | | | |
| JEFF FITTER | P | Y | Y | Y | | | |
| BRYAN WUCHER | P | Y | Y | Y | | | |
| BRIAN MCARTHUR | P | Y | Y | Y | | | |
| ROY WILDE | P | Y | Y | Y | | | |
| TED BRANDT | P | Y | Y | Y | | | |
| FRANK KUTILEK | EXCUSED | | | | | | |
| JEFF CAMPBELL | P | Y | Y | Y | | | |
| JIM EDWARDS | P | Y | Y | N | | | |
| TODD TEUSCHER | EXCUSED | | | | | | |
| MARY HOLDEN | P | NO VOTE | | | | | |
| CHRISTIE HULL-BETTALE | P | NO VOTE | | | | | |
| DAN BISH | P | NO VOTE | | | | | |