

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.

2013-14: RECORD PLAT, MAXVILLE MEADOWS CONDOMINIUMS (TEMPO AND HARMONY): Brian McArthur read the staff report.

Cheryl Bentrup spoke stating the city provides roll-out trash containers and they are stored on the side of the building.

Mary Holden stated that condition number one can be removed.

Ms. Bentrup also stated that she has revised the parking and has repaired the sidewalk.

2013-15: MINOR RECORD PLAT, A SUBDIVISION OF LOT 12 BRISSETTE ACRE: Brian McArthur read the staff report.

There being no further questions or comments, the public hearing adjourned at 7:08 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:08 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jason Fulbright, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish and Bob Sweeney. 9 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 June 11, 2013 meeting as presented. Second by Jason Fulbright. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2013-14: RECORD PLAT, MAXVILLE MEADOWS CONDOMINIUMS (TEMPO AND HARMONY): Del Williams questioned the two #1 buildings. Mary stated they were approved at different times on two different streets.

Motion by Jeff Campbell to approve 2013-14, Record Plat, Maxville Meadows Condominiums (Tempo and Harmony) with the two (2) conditions:

1. All corrective items as indicated in an email from Mrs. Bentrup dated Tuesday, June 18, 2013 are completed by the dates indicated (correspondence attached).
2. The plat shall be revised to reflect the revised parking assignments before the city signs for recording.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 0 nays – *Motion Approved.*

7b. 2013-15: MINOR RECORD PLAT, A SUBDIVISION OF LOT 12 BRISSETTE ACRES: Andrew Sutton asked if the density in the lot size meshes with the comprehensive plan.

Mary Holden stated it meets zoning so we cannot deny it.

Ted Brandt asked if this property was on city sewers. Ms. Jones stated that it is. Ted also questioned an easement with wires going through.

Motion by Jeff Campbell to approve 2013-15, minor record plat, a Subdivision of Lot 12 Brissette Acres with the one (1) condition:

1. The existing residence front yard setback encroachment may not be increased by any additions.

Second by Ted Brandt. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 0 nays – Motion Approved.

8. STAFF REPORT: Mary Holden reported that Cricket Whaley has resigned and moved to O’Fallon. Mary also stated that the meeting with the HBA to discuss the Tree Preservation is scheduled for July 10th at 3:00 p.m.

a. NO PARKING FIRST 50 FEET: Mary Holden stated that Staff wants to recommend to the City Council no parking or standing for the first 50 feet of any intersection. This is an ongoing issue during the school year.

Del Williams feels the citizens will resent this law.

Andrew Sutton commented that it is hard to get into his neighborhood now due to cars parked on the street at the entrance.

Brian McArthur commented that this will impact corner lot owners.

Discussion on putting a time limit.

Bob Sweeney feels the homeowners impacted now would be in favor of this.

Jeff Campbell feels 50 feet is a good number because it is about the length of two cars. It will be good to have the intersection sight-lines open. Safety factor.

Ralph Sippel agrees this will impact corner lot owners. People could lose their parking areas.

Jason Fulbright commented that cars parked on the street bring a lot of activity close to the intersections and it is a safety issue that is being discussed.

b. USED CAR SALES REGULATIONS: Mary Holden briefly addressed the additional regulations Staff would like placed on used car sales.

Ralph Sippel asked if existing lots will be grandfathered.

Jeff Campbell agrees that sign illumination should not be a hazard.

Andrew Sutton would like to include Matt Dawson's suggestion of no loud or boisterous sounds shall emit from the place of business at any time from any sound-producing equipment.

Ted Brandt questioned the advantage of 24 feet drive aisles; it seems punitive and so does spacing out vehicles.

Frank Kutilek commented that this is a tremendous piece of work and feels the sign ordinance components need to be restrictive.

OLD BUSINESS: Brian McArthur asked when a property has a lease use on it, (the cell tower on Wicks Rd.), who is responsible for the upkeep and repairs to buffers.

Mary Holden stated that since it is not abutting residential, there are no buffer requirements.

COMMISSIONERS REPORT: Jason Fulbright reported that the City Council passed the Cooley-Fulbright Beautification Act to provide matching grants at three levels – up to \$500 for trees, shrubs and flowers; up to \$2,000 for repairing a monument or putting in an irrigation system and up to \$3,000 for building a new monument or fountain. This is for existing neighborhoods not new construction. They hope to beautify 1-55 corridor in the future.

Brian McArthur stated he would be out July 23rd on vacation.

ADJOURNMENT: Meeting adjourned at 8:05 p.m.

Respectfully Submitted,



~~Todd Teuscher~~ **JEFF CAMPBELL**
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 6/25/2013								
CALLED TO ORDER: 7:00 P.M.								
ADJOURNMENT: 8:05 P.M.								
	ROLL CALL	2013-14 - APPROVED	2013-15 - APPROVED					
DEL WILLIAMS	P	Y	Y					
JASON FULBRIGHT	P	Y	Y					
BRIAN MCARTHUR	P	Y	Y					
RALPH SIPPEL	P	Y	Y					
TED BRANDT	P	Y	Y					
FRANK KUTILEK	P	Y	Y					
JEFF CAMPBELL	P	Y	Y					
ANDREW SUTTON	P	Y	Y					
TODD TEUSCHER	P	Y	Y					
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTALE	P	NO VOTE						
DAN BISH	P	NO VOTE						
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE						