

MINUTES

PUBLIC HEARING

No Public Hearing

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia (excused), Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 8 voting members present, 2 excused.

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 13, 2017 meeting with the correction of the date from April 25 to June 13 and the spelling of Mike Sibling to Mike Sinlen. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7. STAFF REPORT:

Traffic Study: Mary Holden briefly addressed the proposed resolution adopting a traffic study policy that states when the Planning Commission deems a traffic study is necessary and believes the findings of said study should be reviewed by an independent qualified firm or individual, the applicant will bear the cost.

Frank Kutilek feels we need our own independent traffic engineer. He is concerned that it will be difficult to challenge a traffic study set up this way.

Brian McArthur suggested that an independent review be done automatically. That way there will be no pick and chose issues such as why did you pick one and not another, etc.

Jeff Campbell doesn't feel we need to require a second study all the time. He feels everyone can sense when they think there will be a potential issue, then the independent study could be requested.

Mary Holden cautioned the Commissioners that not every traffic study needs a re-review. These are professional transportation engineers; their studies are not opinions they are hard facts. By automatically saying we require a re-review is saying we don't trust them.

Andrew Sutton commented that from what he remembers, the objective was in order to remove any disproportionate enforcement of these studies we asked that two studies be performed. We were concerned that we could be accused of playing favorites that's why we wanted two studies.

John Tucker questioned if we require two studies and they don't agree, which study do we accept?

Andrew Sutton stated that was a good point and we would need the City Attorney to weigh in on this discussion.

Del Williams is against requiring two studies. What he remembers from the discussion was the City and/or Commission would choose an engineer from an approved list and if the developer was not satisfied with the study, then they could pay to have a second one done.

Alex Scharf with the Home Builders Association asked if the city would pay for the study.

Del Williams stated no, the developer pays for the original study and if they want a second, they pay for that one as well.

Andrew Sutton took a poll of who was in agreement to have the City hire the traffic engineer. The majority agreed.

8. OLD BUSINESS/COMMISSIONERS REPORT: Brian McArthur glad we're finally dealing with the traffic generation fee.

Ted Brandt asked the status of the Tenbrook and Jeffco project. Mary stated there is currently some utility issues they are dealing with. Christie reported that Spencer Contracting was awarded the bid for the sidewalk. Ted also asked if the city had any regulations on sidewalks because Ameren replaced the sidewalk in front of the Knights of Columbus with asphalt instead of concrete. Christie stated she would check on it.

Andrew Sutton asked for an update on 5-Star. Christie stated they have not submitted anything new as far as improvements or the building.

Del Williams asked the status of Circle K. Mary stated she has not heard from them.

9. ADJOURNMENT: Meeting adjourned at 7:37 p.m.

Respectfully Submitted,



Alan Bess
Planning Commission Secretary

