

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JUNE 28, 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.

2011-14: CONDITIONAL USE PERMIT, SALES TRAILER ON LOT 50 STRAWBERRY RIDGE SUBDIVISION: Brian McArthur read the staff report.

Nick Dalba, 2347 Tribute Dr., representing Vista Holdings, LLC – presently there is a construction trailer on the site and they are requesting that the trailer be used as a sales trailer also.

2010-14: MINOR RECORD PLAT, LOTS 3A, 4 AND 5 STRAWBERRY RIDGE, RE-REVIEW AND RENEWAL OF APPROVAL: Brian McArthur read the staff report.

No public comment.

There being no further questions or comments, the public hearing adjourned at 7:05 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:05 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Bryan Wucher (excused), Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Jim Edwards (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish. 7 voting members present, 3 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the June 14, 2011 meeting there being no corrections. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2010-14: MINOR RECORD PLAT, LOTS 3A, 4 AND 5 STRAWBERRY RIDGE, RE-REVIEW OF APPROVAL: Motion by Ted Brandt to approve 2010-14, minor record plat, Lots 3A, 4 and 5 Strawberry Ridge with the one (1) condition:

1. A concrete sidewalk is required along the frontage of the parcel divided, prior to record plat signatures or escrowed for future installation.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays
– *Approved.*

8a. 2011-14: CONDITIONAL USE PERMIT, SALES TRAILER ON LOT 50

STRAWBERRY RIDGE SUBDIVISION: Brian McArthur read an email from Jeff Fitter stating his preference of using Lot 1 over Lot 50 due to high use of the pool this time of year. Residents using the pool may cause safety challenges with potential buyers going in and out of the parking lot and trailer. Also, the builder would not have any further expense by using Lot 1 as it is already paved.

Jeff Campbell commented that the sales trailer is usually at the front of the subdivision.

Brian McArthur commented that at Lot 1 the parking is already there; sales trailer should be at the front of subdivision; doesn't like the gravel on Lot 50.

Del Williams commented that his only concern is that being up front might be unsightly.

Todd Teuscher expressed concerns with either lot. If Lot 50 were chosen, Lot 1 would need to be cleaned up.

Nick Dalba stated that most the residents want Lot 50; Lot 1 is a school bus stop; they would pave Lot 50.

Motion by Del Williams to approve 2011-14, conditional use permit for a sales trailer on Lot 50, Strawberry Ridge Subdivision with the two (2) conditions:

1. The approval is good for two years and must be renewed or removed by July 8, 2013.
2. The parking area must be paved.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays
– *Approved.*

STAFF REPORT: Mary commented that the State APA Conference will be in St. Louis this year and she is budgeting to hopefully allow the Commissioners to attend. The draft sections of the Comprehensive Plan will be on the web site and requested that the Commissioners get on the site, review the information and provide their input. The public hearing for the sign amendment will be on the July 12 meeting agenda. She will coordinate with Kelly to make sure it gets out to the Chamber members. Change to the weed/grass ordinance. We will be shortening the time frame between receipt of notification and the time frame to cut the grass; property owner will only be notified once in a growing season; after that, we can cut without further notification.

Christie Hull Bettale reported that she has approved grading permits for Aldi's and Lot 6 Arnold Crossroads (Panda Express/Starbucks).

OLD BUSINESS: Mary will update the follow-up list and send it out.

Todd Teuscher noticed a crack in the lot that was patched and the retaining wall is falling at the Smoke Shop. Christie commented that she also noticed it and brought it to the Building Commissioner's attention. He has met with the owner and they are on task to get it fixed.

COMMISSIONERS REPORT: Frank Kutilek hopes the letter sent from Apex commending Mary Holden and Dan Bish will be put in their personnel files.

Ted Brandt wished everyone a Happy 4th of July!

Roy Wilde noticed at the VFW parking lot the pavement near the drain is starting to cave in.

Jeff Campbell reported high grass on Archer.

Brian McArthur asked the time frame for the round about at Astra Way. Mary stated she would get some accurate information and send it out to everyone.

ADJOURNMENT: Meeting adjourned at 7:33 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 6/28/2011

CALLED TO ORDER:

PH: 7:00 RM: 7:05

ADJOURNED:

PH: 7:05 RM: 7:33

	ROLL CALL	2010-14 - APPROVED	2011-14 - APPROVED				
DEL WILLIAMS	P	Y	Y				
JEFF FITTER	EXCUSED						
BRYAN WUCHER	EXCUSED						
BRIAN MCARTHUR	P	Y	Y				
ROY WILDE	P	Y	Y				
TED BRANDT	P	Y	Y				
FRANK KUTILEK	P	Y	Y				
JEFF CAMPBELL	P	Y	Y				
JIM EDWARDS	EXCUSED						
TODD TEUSCHER	P	Y	Y				
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DAN BISH	P	NO VOTE					