

MINUTES

PUBLIC HEARING

No Public Hearing

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman 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, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused), Derrick Redhead and Bob Sweeney (excused). 10 voting members present.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the June 14, 2016 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2016-08, COMMERCIAL SITE PLAN, OAK BRIDGE COMMUNITY CHURCH ADDITION, 1989 RICHARDSON ROAD: Andrew Sutton read the staff report.

Paul Boyer, Civil Engineering Design Consultants, presented the plan for a 3,410 s.f. addition to a portion of the east side of the church. Mr. Boyer distributed an updated copy of the plan which showed conceptual landscaping.

Ted Brandt asked about entrances and exits to this building.

Andrew Sutton asked with regard to the school and the rooms that would be used, what the proposed weekly hours will be and how many additional cars would be using the lot as a result of that.

Pastor explained that it really is just redistributing the people that are already there.

Andrew Sutton asked Mary Holden if she had any concerns with the ingress and egress with this proposal.

Mary stated that she does not anticipate an increase in traffic since this not a new use on top of what is already there.

Mary, Andrew, Jeff and Todd requested additional landscape and provided ideas of where the landscape would best be placed.

Motion by Jeff Campbell to approve 2016-08, Commercial Site Plan, Oak Bridge Community Church Addition at 1989 Richardson Road with following five (5) conditions:

1. Provide a landscape plan for review and approval by the Planning Commission. We strongly suggest the application consider incorporating water quality features.
2. Proposed lighting for the building must be shielded and down cast.
3. Please clarify the new addition will match the existing building regarding materials and color.
4. Please revise not #20 to reflect a 15 foot setback with an overlaying 15 foot buffer since the property is adjacent to R-6 (not MHD) residential zoning.
5. Revise the plans to reflect R-6 zoning instead of the MHD zoning for the property to the north of this site.

Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 10 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden gave an update on Five Star Auto stating they plan to start construction in the spring of next year.

OLD BUSINESS / COMMISSIONERS REPORT: Frank Kutilek asked status of Woodland Manor. Mary stated she will check with them.

Ted Brandt asked if there is anything going on with the old UMB Bank building and the Dirt Cheap site. Mary stated Mr. Blackwell is trying to sell the UMB Bank building himself and nothing on Dirt Cheap site yet. Ted also reported that there are a lot of cracks in the pavement on Manufacturers Drive. Mary stated she would inform Ed Blattner.

Alan Bess asked about house next to Taco Bell. Mary stated that property is an existing non-conforming and cannot be used anymore unless they get permission from the Board of Adjustment which they did the other night. They were granted the variance but were restricted so that the use cannot exceed the parking already provided on the site which is only four (4) spots.

Del Williams commented that the Ice House on Vogel Rd. really turned out nice.

ADJOURNMENT: Meeting adjourned at 7:28 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 6/28/2016							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 7:28 P.M.							
	ROLL CALL	2016-08 - APPROVED					
DEL WILLIAMS	P	Y					
JOHN TUCKER	P	Y					
ANTHONY SOFIA	P	Y					
BRIAN MCARTHUR	P	Y					
ALAN BESS	P	Y					
TED BRANDT	P	Y					
FRANK KUTILEK	P	Y					
JEFF CAMPBELL	P	Y					
ANDREW SUTTON	P	Y					
TODD TEUSCHER	P	Y					
MARY HOLDEN	P		NO VOTE				
CHRISTIE HULL-BETTALE	EXCUSED		NO VOTE				
DERRICK REDHEAD	P		NO VOTE				
CITY ATTORNEY ROBERT SWEENEY	EXCUSED		NO VOTE				