

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-11, Conditional Use Permit for Wendy's at the N.W. Corner of Hwy. 141 and Jeffco Blvd. in the Arnold Crossroads
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 25, 2010
6. Questions from the floor
7. Conditional Use Permit
 - a) 2010-11, Conditional Use Permit for Wendy's at the N.W. Corner of Hwy. 141 and Jeffco Blvd. in the Arnold Crossroad
8. Staff Report
 - a) Input on changing required minimum square footage for residences.
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JUNE 8, 2010 / 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.

2010-11: CONDITIONAL USE PERMIT FOR WENDY'S AT THE N.W. CORNER OF HWY. 141 AND JEFFCO BLVD. IN THE ARNOLD CROSSROADS: 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, Jeff Campbell, Cricky Lang, Todd Teuscher, Mary Holden (excused), Christie Hull-Bettale. 10 voting members present.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the May 25, 2010 meeting if there are no corrections. Second by Frank Kutilek. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: None

7a. 2010-11: CONDITIONAL USE PERMIT FOR WENDY'S AT THE N.W. CORNER OF HWY. 141 AND JEFFCO BLVD. IN THE ARNOLD CROSSROADS: Presentation by Brandon Harp, P.E. of Civil Engineering Design Consultants.

Jeff Campbell agrees with staff on the trash enclosure. Does not like the right in right out onto Jeffco. Heavy traffic area.

Brian McArthur pointed out that although he does not like it either, it was an existing curb cut with the state highway dept., identified and approved on the original development plan for the center.

Del Williams doesn't see a problem with the right in right out.

Jeff Fitter questioned which location they are proposing to use for the trash dumpster.

Frank Kutilek concerned that the entrance is too close to the intersection.

Todd Teuscher concerned that there is no pedestrian access; no way to get from the sidewalk to these restaurants.

After further discussion a second condition was added that if an ADA compliant sidewalk can be installed from the public sidewalk to the building, one must be provided.

Ted Brandt questioned if the trash dumpster condition should be removed since there is no other location that will work. All agreed.

Motion by Ted Brandt to approve 2010-11, Conditional Use Permit for Wendy's at the N.W. corner of Hwy. 141 and Jeffco Blvd. in the Arnold Crossroads with the one (1) condition:

1. If an ADA compliant sidewalk can be installed from the public sidewalk to the building, one must be provided. The applicant will work with Staff on this issue.

Second by Todd Teuscher. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, no; Cricky Lang, yes; Todd Teuscher, yes. 9 yeas, 1 nay – *Approved*.

STAFF REPORT: INPUT ON CHANGING REQUIRED MINIMUM SQUARE FOOTAGE FOR RESIDENCES: Brian McArthur stated that Mary is asking that the Commission provide direction on the minimum amount and her suggestion is 1000 s.f. for 1 to 2 bedrooms.

Bryan Wucher suggested if you are going to up the square footage on the houses, we also need the up the square footage on the lots.

Jeff Campbell agrees with upping the lot sizes also.

Todd Teuscher questioned if there is a recommended guideline (HUD)?

Jeff Fitter is concerned that we would be governing too much.

Frank Kutilek recommended that we check with other home builders and see what other communities are doing. A web search could be done to see what the nationwide average is.

OLD BUSINESS: Jeff Fitter asked the status of the dumpster in Arnold Commons that is still on concrete and the THF sign that is being held down by rocks.

Ted Brandt asked if Home Land Security got the contract.

Frank Kutilek commented that the sign for Dollar Tree in Arnold Commons is back again.

Roy Wilde asked the status of Coach Mobile Home Park.

Todd Teuscher asked the status of the fence at the smoke shop.

COMMISSIONERS REPORT: Del Williams commented that he hopes this is a new owner for Wendy's since the old one owed the city \$125,000 in unpaid taxes - hopes we don't have that problem again.

Jeff Campbell explained that he was making a statement with his no vote because he is still not comfortable with the right in, right out onto Jeffco. Jeff also questioned the new codes with regard to pools having a locking ladder instead of a fenced yard. Concerned about kids drowning. He feels we should be pro-active and mandate a minimum of a 42" high fence around a yard that contains a pool for the safety of the residents and children of the community.

Roy Wilde informed everyone that Bill Williams is now under Hospice Care at home.

Cricky Lang agrees with Jeff regarding fenced yards with pools. There is a resident in her subdivision that never puts the ladder up and locks it.

Frank Kutilek agrees with Jeff on the right in, right out onto Jeffco. He voted yes only because it is an existing curb cut.

Cricky Lang would like to see a right in, right out only at the entrance into Arnold Crossroads from Jeffco (by Fazoli's). No left turn.

ADJOURNMENT: Meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

