

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

2018-03: CONDITIONAL USE PERMIT, REMODEL OF EXISTING MULTI-TENANT PYLON SIGN, FOX VALLEY CENTER: Mr. Sutton read the staff report.

2018-04: RECORD PLAT, PAYNE FAMILY HOMES, HENLEY WOODS, PLAT 1, POMME AND LONEDELL ROADS: Mr. Sutton read the staff report.

2018-05: CONDITIONAL USE PERMIT, PANEL ADDITION AND ENLARGEMENT OF EXISTING MULTI-TENANT SIGN, 3849 VOGEL ROAD: Mr. Sutton read the staff report.

2018-06: MINOR RECORD PLAT, NIEMEYER ESTATES, PLAT 2, 4050 WICKS ROAD: Mr. Sutton read the staff report.

2018-10: ZONING CODE AMENDMENT, DELETION OF 405.050.G.1.D.(2) THAT ADDRESSES ENLARGING MOBILE HOME PADS AND BRING IN LARGER MOBILE HOME: Mr. Sutton read the staff report.

2018-11: ZONING CODE AMENDMENT, ADDING 405.760.S.2.A REQUIRES A PERMIT FOR FENCE INSTALLATION: Mr. Sutton read the staff report.

There being no 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 Andrew Sutton at 7:08 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 (excused), Jeff Campbell, Andrew Sutton, Chris Ford (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead (excused) and Bob Sweeney (arrived at 7:27). 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 February 27, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7. CONDITIONAL USE PERMITS:

- a. **2018-03: CONDITIONAL USE PERMIT, REMODEL OF EXISTING MULTI-TENANT PYLON SIGN, FOX VALLEY CENTER:** Jason Buxton with Midwest Light & Sign, Farmington, MO, presented his request to remodel the existing multi-tenant sign at Fox Valley Center.

Jeff Campbell asked what the allowable height is for the sign. Mr. Buxton stated the allowable height is 25 feet; the current height of the sign is 30 feet, and they are going to be lowering the height to 28 feet. They will also have to go before the Board of Adjustment for a variance.

Andrew Sutton has safety concerns with the size of the message board on a busy road.

Mary Holden stated she does not have concerns due to the other message boards along Jeffco Blvd. that have not caused any problems.

Motion by Del Williams to approve 2018-03, Conditional Use Permit, remodel of existing multi-tenant pylon sign at Fox Valley Center with the findings and three (3) conditions:

1. This Conditional Use Permit is contingent on the applicant successfully securing all required variances from the Board of Adjustment.
2. The electronic message center must automatically adjust brightness to account for changes in ambient light conditions.
3. Any landscaping removed must be replaced with plantings of the same size.

Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, no; Andrew Sutton, no. 6 yeas, 2 nays – *Motion Approved.*

- b. **2018-05: CONDITIONAL USE PERMIT, PANEL ADDITION AND ENLARGEMENT OF EXISTING MULTI-TENANT SIGN, 3849 VOGEL ROAD:** Joe Phillips, Piros Signs, 1818 Old State Rd. M, Barnhart, MO., presented his request for a panel addition and enlargement of the existing multi-tenant sign at 3849 Vogel Road. They want to install an additional 62.55 square feet of signage to the existing sign. The original sign was designed with what was thought to be enough tenant panels to accommodate future tenants and growth but over the years more tenants have come into the site, therefore, additional panels are now needed.

Motion by Jeff Campbell to approve 2018-05, Conditional use Permit, panel addition and enlargement of existing multi-tenant sign at 3849 Vogel Road based on the findings. 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; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

8. RECORD PLATS:

- a. **2018-04: RECORD PLAT, PAYNE FAMILY HOMES, HENLEY WOODS, PLAT 1, POMME AND LONEDELL ROADS:** Tom Cummings, Payne Family Homes, 10407 Baur Blvd., St. Louis, MO, handed out a supplementary update to their application which is in reference to condition #3. He stipulated that they will agree to all five (5) conditions as outlined in the staff report. He then walked them through the change on the site plan that addresses the concerns of Lot 1.

Ted Brandt asked if this will affect the depth of the driveway.

Mr. Cummings stated that it will not.

Jeff Campbell asked Christie to check on one of the storm water detention basins that seems to be failing.

Motion by Ted Brandt to approve 2018-04, Record Plat, Payne Family Homes, Henley Woods, Plat 1, Pomme and Lonedell Roads, with the findings and five (5) conditions.

Findings

1. The residential development proposal is consistent with good planning practice.
2. The residential development proposal is consistent with good site planning.
3. The residential development proposal can be operated in a manner that is not detrimental to the permitted uses in the surrounding area.
4. The residential development proposal is complementary to the City of Arnold.
5. The residential development proposal is deemed desirable to promote the general welfare of the City of Arnold.

Conditions

1. Provide updated indentures/covenants for review and recording. The indentures/covenants must include maintenance of retaining walls, storm water facilities, common ground, etc.
2. Provide a copy of the paid taxes.
3. Consideration for Lot 1's unique Pomme Road collector road setback of 32.2-32.9 feet.
4. Lots 2-4, 9-11, 45-51 contain the 40' Ameren MO access easement and we question how will this be relayed to potential and subsequent buyers that nothing can be built in the easement. Provide how this information will be relayed.
5. An Agreement Guaranteeing Subdivision Improvements Escrow must be established. The escrow amount includes all public infrastructure that is not complete at the time of the record plat. This includes an itemized engineer's estimate for staff review/approval, escrow documents, and support funding for the subdivision improvements.

The setback on Pomme Road will be 32.9 on the front corner and 32.2 on the back corner.

Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

- b. **2018-06: MINOR RECORD PLAT, NIEMEYER ESTATES, PLAT 2, 4050 WICKS ROAD:** Dan Govero, Govero Land Services, 5929 Old State Road, Imperial, MO 63052, presented this request on behalf of Ellerd Niemeyer. The request is to create three (3) more lots on this parcel of land. The 3 new lots will each exceed over 4 acres of land each.

Motion by Jeff Campbell to approve 2018-06, Minor Record Plat, Niemeyer Estates, Plat 2, 4050 Wicks Road with the three (3) conditions:

1. At such time homes are built, it will require sidewalks or contribution that can be paid or request for waiver from City Council can be made at that time.
2. Furthermore, the lots in excess of 3 acres will be subject to the City Tree Preservation Ordinance at such time of land development.
3. Any grading of ½ acre or more requires a grading permit.

Second by Brian McArthur. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

9. ZONING CODE AMENDMENTS:

2018-10: ZONING CODE AMENDMENT, DELETION OF 405.050.G.1.D.(2) THAT ADDRESSES ENLARGING MOBILE HOME PADS AND BRINGING IN LARGER MOBILE HOMES: Motion by Jeff Campbell to approve 2018-10, Zoning Code Amendment, deletion of 405.050.g.1.d.(2) that addresses enlarging mobile home pads and bringing in larger mobile homes. Second by Brian McArthur. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

2018-11: ZONING CODE AMENDMENT, ADDING 405.760.S.2.A REQUIRES A PERMIT FOR FENCE INSTALLATION: Motion by Tony Sofia to approve 2018-11, Zoning Code Amendment, adding 405.760.s.2.a requires a permit for fence installation. Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 8 yeas, 0 nays – *Motion Approved.*

10. STAFF REPORT: Christie Hull-Bettale – No Report

Mary Holden – No Report

Bob Sweeney – No Report

11. OLD BUSINESS/COMMISSIONERS REPORT: Tony Sofia – asked if the proposed car wash going in at the old UMB Bank was taking up the whole site.

Mary stated they are only taking part of the lot.

Andrew Sutton encouraged everyone to vote next Tuesday.

12. ADJOURNMENT: Meeting adjourned at 7:48 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary



**PLANNING COMMISSION
ROLL CALL SHEET**

| | | | | | | | | |
|---|-----------|--------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| DATE: | 3/27/2018 | | | | | | | |
| CALLED TO ORDER: | 7:00 P.M. | | | | | | | |
| ADJOURNMENT: | 7:48 P.M. | | | | | | | |
| | | ROLL CALL | 2018-03 - APPROVED | 2018-05 - APPROVED | 2018-04 - APPROVED | 2018-06 - APPROVED | 2018-10 - APPROVED | 2018-11 - APPROVED |
| DEL WILLIAMS | | P | Y | Y | Y | Y | Y | Y |
| JOHN TUCKER | | P | Y | Y | Y | Y | Y | Y |
| ANTHONY SOFIA | | P | Y | Y | Y | Y | Y | Y |
| BRIAN MCARTHUR | | P | Y | Y | Y | Y | Y | Y |
| ALAN BESS | | P | Y | Y | Y | Y | Y | Y |
| TED BRANDT | | P | Y | Y | Y | Y | Y | Y |
| FRANK KUTILEK | | EXCUSED | | | | | | |
| JEFF CAMPBELL | | P | N | Y | Y | Y | Y | Y |
| ANDREW SUTTON | | P | N | Y | Y | Y | Y | Y |
| CHRIS FORD | | EXCUSED | | | | | | |
| MARY HOLDEN | | P | NO VOTE | | | | | |
| CHRISTIE HULL-BETTALE | | P | NO VOTE | | | | | |
| DERRICK REDHEAD | | EXCUSED | NO VOTE | | | | | |
| CITY ATTORNEY ROBERT SWEENEY | | ARRIVED AT 7:27 | NO VOTE | | | | | |
| | | | | | | | | |