

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.

2017-02: CONDITIONAL USE PERMIT FOR A SHAVED ICE STAND AT 1857 JEFFCO BLVD.: Mr. Sutton read the staff report.

There being no questions or comments, the public hearing adjourned at 7:03 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:03 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, Mary Holden, Christie Hull-Bettale, Derrick Redhead (excused) and Bob Sweeney. 9 voting members present).

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 March 14, 2017 meeting as presented. Second by Del Williams.

Andrew Sutton requested his objection to the backyard chickens be added to the minutes.

Jeff Campbell amended his motion, Del Williams amended his second. Voice Vote – *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: None

8. 2017-02: CONDITIONAL USE PERMIT FOR A SHAVED ICE STAND AT 1857 JEFFCO BLVD.: Mrs. Talbert, 710 LaMarite Dr., Manchester, MO, asked for confirmation that the conditional use permit was for three (3) years.

Mary Holden stated that it was for 2017, 2018 and 2019.

Motion by Jeff Campbell to approve 2017-02, Conditional Use Permit for a Shaved Ice Stand at 1857 Jeffco Blvd. with the following eight (8) conditions as amended by the addition of the years on condition 1 and 3:

1. The approval is granted for March 1, 2017 through October 31, 2017; March 1, 2018 through October 31, 2018 and March 1, 2019 through October 31, 2019.
2. The shaved ice stand must be removed from the site on or before November 7 of each year.
3. The shaved ice stand may not be placed on the site before March 1, 2017; March 1, 2018 and March 1, 2019.

4. The conditional use permit is approved per this plan for a period of three (3) years running through to November 7, 2019.
5. Hours of operation are daily 12 p.m. to 10 p.m.
6. The shaved ice stand must be located a minimum of five (5) feet from the existing building.
7. The area is kept clean of trash and debris that may result from the shaved ice stand.
8. All necessary permits are issued in conjunction with opening the shaved ice stand. Specifically Jefferson County Health and Rock Community Fire Protection District.

Second by Ted Brandt. 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. 9 yeas, 0 nays – ***Motion Approved.***

10. STAFF REPORT

- a. **VERBAL UPDATE ON MEETING WITH THE HOME BUILDERS ASSOCIATION REGARDING THE TRAFFIC STUDY TOPIC:** Mary Holden reported that the HBA has suggested an alternative solution which is, when the Planning Commission feels a traffic study is needed, the HBA will have it done but then they will pay for the City to have a Traffic Engineer of their choice review the actual study. This is done in other cities. The HBA will write this proposal up and Mary will present it to the Commission.

11. OLD BUSINESS/COMMISSIONERS REPORT: Tony Sofia referred to the current road construction on Jeffco and asked if they were putting in a concrete divider. Mary Holden stated that the work is being done by MoDot and could put a call in to find out.

Brian McArthur wishes that since they are replacing all concrete on Jeffco, that they would have gotten rid of the bridge by the Golf Course. Also commented that he is going to start working on a way to get around some of our junk and high grass violations going to court where it seems to take forever to get something done.


John Tucker voiced his objection to backyard chickens.

Ted Brandt asked the status on the Kohler property. Mary Holden stated that they have recently applied for a demolition permit. Ted also would like to re-visit the idea of shelters in trailer parks for when a disaster strikes.

Andrew Sutton objects to reducing the lot size down from one acre in order to have backyard chickens.

12. ADJOURNMENT: Meeting adjourned at 7:22 p.m.

Respectfully Submitted,



Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

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|---|-----------|------------------|---------------------------|--|--|--|--|
| DATE: | 3/28/2017 | | | | | | |
| CALLED TO ORDER: | 7:00 P.M. | | | | | | |
| ADJOURNMENT: | 7:22 P.M. | | | | | | |
| | | ROLL CALL | 2017-02 - 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 | | | | | | | |
| | | | | | | | |
| MARY HOLDEN | | P | NO VOTE | | | | |
| CHRISTIE HULL-BETTALE | | P | NO VOTE | | | | |
| DERRICK REDHEAD | | EXCUSED | NO VOTE | | | | |
| CITY ATTORNEY ROBERT SWEENEY | | P | NO VOTE | | | | |
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