

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

MARCH 11, 2014 / 7:00 P.M.

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, Jason Fulbright, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek (excused), Jeff Campbell (excused), Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale and Bob Sweeney (excused). 6 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Ralph Sippel to approve the agenda as presented. Second by Jason Fulbright. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the February 25, 2014 meeting as presented. Second by Brian McArthur. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2014-02: SKETCH PLAN FOR I-55 U STORE IT, RICHARDSON RD AND I-55: Mary Holden briefly explained that this property is zoned C-2 Commercial and does not allow for storage either as a use by right or conditionally. The only zone district that accommodates mini storage is conditionally in M-1 or M-2. Research found no record of approvals for the I-55 U Store It and as such is classified as an existing non-conforming use meaning no expansions, improvements or upgrades may be made to the property. Mary explained to Mr. Bauman that he could either go to the Board of Adjustment or rezone the property. The applicant is looking for direction from the Planning Commission on the idea of planned industrial at this location to keep the existing use and expand/improve the use.

Brad Bauman, 6332 Mayville Dr., St. Louis, MO, commented that as the property ages, they cannot make any improvements under its current zoning.

Del Williams asked if Mr. Bauman had purchased this property. Mr. Bauman stated he inherited the property.

Mary Holden clarified that the property could be sold and it can operate, just can't expand.

Brian McArthur asked when this was approved. Mary explained that staff has been searching and cannot find any planning and zoning applications.

Ralph Sippel asked how much ground was included. Mr. Bauman stated there is 3.91 acres.

Ted Brandt questioned what would be wrong with changing it to C-4. Mary stated that she does not want to change the zoning code to allow storage in retail areas.

Brian McArthur feels in these circumstances, since the storage units are already there, M-3 Planned Industrial would be best.

A poll was taken to direct the applicant to go forward with an application for rezoning to M-3 Planned Industrial. Voice Vote – 7 yeas, 0 nays – approved.

STAFF REPORT: REVIEW LAND USE PORTION OF THE COMPREHENSIVE PLAN: Mary Holden referred to different sections for the Commissioners to review.

OLD BUSINESS: None

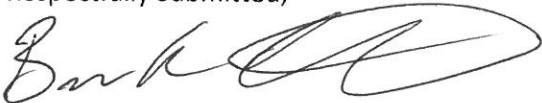
COMMISSIONERS REPORT: Brian McArthur questioned the detention for the Richardson Ridge Villas tying in with St. John's Crossing.

Ted Brandt asked the status on Dunkin Donuts.

Andrew Sutton commented that he was reviewing the City Council minutes for the first meeting in January where there was a public hearing for the Tree Preservation Ordinance. He attended that meeting speaking in favor of this ordinance and it is not recorded on the minutes and he wants it on the record. Mary suggested he make sure he was looking at the public hearing minutes and not the regular meeting minutes.

ADJOURNMENT: Meeting adjourned at 7:45 p.m.

Respectfully Submitted,



Brian McArthur
Acting Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 3/11/2014	ROLL CALL							
CALLED TO ORDER: 7:00 PM								
ADJOURNMENT: 7:45 PM								
DEL WILLIAMS	P							
JASON FULBRIGHT	P							
BRIAN MCARTHUR	P							
RALPH SIPPEL	P							
TED BRANDT	P							
FRANK KUTILEK	EXCUSED							
JEFF CAMPBELL	EXCUSED							
ANDREW SUTTON	P							
TODD TEUSCHER	EXCUSED							
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTALE	P	NO VOTE						
		NO VOTE						
CITY ATTORNEY ROBERT SWEENEY	EXCUSED	NO VOTE						