



**PLANNING COMMISSION**  
**CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD**  
**TUESDAY, MARCH 26, 2024 | 7:00 P.M.**

**MEMBERS:** Andrew Sutton (Chair), Phillip Hogan (Second), Steve Buss (Secretary), Alan Bess, Justin Lurk, Del Williams, Tim Seidenstricker, Andrew Sofia, Brandon Roberts, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Sarah Turner (Senior Planner), Christie Hull-Bettale (Engineer/Planner).

**REGULAR SESSION**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES: *March 12, 2024*
5. PUBLIC COMMENT
6. PUBLIC HEARING(S): *None*
7. OTHER BUSINESS:
  - a. **Comprehensive Plan Update:** Final Summary of Public Participation Feedback, Draft Chapter 2 “Critical Issues”, SWOT (Strengths-Weaknesses-Opportunities-Threats)
8. ADJOURNMENT OF REGULAR SESSION

**EXECUTIVE SESSION**

9. OLD BUSINESS: *None*
10. NEW BUSINESS: *None*
11. DIRECTOR’S REPORT
12. COUNCIL LIAISON’S REPORT
13. ANNOUNCEMENTS
14. ADJOURNMENT OF EXECUTIVE SESSION

*The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please come forward and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.*

*Upon request, reasonable accommodations will be provided. Contact Tammi Casey, City Clerk, Arnold City Hall, 2101 Jeffco Boulevard, Arnold, Missouri 63010. Phone: 636-296-2100.*



# PLANNING COMMISSION MEETING COUNCIL CHAMBERS, CITY HALL, 2101 JEFFCO BLVD. MARCH 12, 2024

## MINUTES

### REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 6:55 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Andrew Sutton, Alan Bess (Excused), Brian McArthur, Del Williams, Steve Buss, Justin Lurk (Excused), Phil Hogan (Excused), Tim Seidenstricker. **STAFF PRESENT:** David Bookless (Community Development Director), Robert Sweeney (City Attorney) (Zoom), Christie Hull-Bettale (Engineer/Planner) (Excused), Sarah Turner (Senior Planner).
3. **PLEDGE OF ALLEGIANCE:** The Commission and Staff stood and spoke the Pledge of Allegiance.
4. **APPROVAL OF MINUTES:** Motion by Williams to approve the minutes from the January 23, 2024 meeting. Second by Sofia. *Voice vote:* Approved 7-0.
5. **PUBLIC COMMENT:** Prior to opening the floor for Public Comment, Mr. Bookless recognized concerns being shared online regarding the Comprehensive Plan Update's study area and references to possible annexation. Mr. Bookless explained the City's lack of interest in annexing residential areas and the procedures for voluntary and involuntary annexation. Mr. Sutton appreciated the explanation and opened Public Comment. There were two speakers. (1) Selma Dizdarevic (1034 Scenic Oaks Ct, unincorporated Arnold) asked for clarification on annexation procedures. Mr. Bookless and Mr. Sweeney provided clarification. Ms. Dizdarevic asked if annexation to the City would affect school district boundaries. Mr. Bookless and Mr. Sweeney said no. (2) Steve Feldewerth (2901 Schneider, Arnold) wanted more information on the postponed public hearing. Staff said that the project is to develop the parcel with single-family dwellings. Mr. Feldewerth was pleased and asked if he would be notified when a new public hearing date is set. Staff confirmed that the rescheduled public hearings would be re-advertised. There were no further comments from the public.
6. **PUBLIC HEARINGS:**
  - a. **PC-2024-02 Abrams Court (Preliminary Plat):** Mr. Sutton stated that this public hearing was postponed to a future meeting at the applicant's request.
7. **OTHER BUSINESS:**
  - a. **Comprehensive Plan Update:** Ms. Turner gave a presentation on the public's feedback on questions related to transportation and municipal services. This was the final presentation on the public participation results for Arnold 2035. Ms. Turner requested that the Commissioners consider the feedback and come prepared to talk about the general takeaways in a "summary of summaries" discussion at the March 26<sup>th</sup> meeting.
8. **ADJOURNMENT OF REGULAR SESSION:** Motion by Buss to close regular session and move into executive session. Second by Williams. *Voice vote:* Approved 7-0. Session adjourned at 7:27 p.m.

### EXECUTIVE SESSION

9. **OLD BUSINESS:** *None*
10. **NEW BUSINESS:** *None*
11. **DEPARTMENT REPORT:** The Comprehensive Plan Update discussion will continue at the March 26<sup>th</sup> meeting. Mr. Bookless asked that Commissioner Phil Hogan be kept in everyone's thoughts, as he is currently out for a knee replacement. The Commissioners concurred.

**12. COUNCIL LIAISON'S REPORT:** Councilman McArthur gave the Planning Commission reports on various projects the City Council has completed or taken on: the completion of the retaining wall along Church Rd behind Arnold Commons, the clearing of the old Pioneer Paving site, and approval for funding to do yearly improvements and maintenance to sidewalks and asphalt.

**13. ANNOUNCEMENTS:** Seidenstricker shared information on his illness that kept him from previous meetings. There were no other announcements.

**14. ADJOURNMENT:** Motion by Seidenstricker to adjourn. Second by Roberts. *Voice vote:* Approved 7-0. Meeting adjourned at 7:34 p.m.

Respectfully Submitted,

Steven Buss  
 Planning Commission Secretary

### VOTE RECORD

	Roll Call	Min.	Close Reg. Open Exec.	Adjourn
Andrew Sutton	P	Y	Y	Y
Alan Bess	E	-	-	-
Brian McArthur	P	Y	Y	Y
Del Williams	P	1 <sup>st</sup> - Y	2 <sup>nd</sup> - Y	Y
Steve Buss	P	Y	1 <sup>st</sup> - Y	Y
Justin Lurk	E	-	-	-
Phil Hogan	E	-	-	-
Tim Seidenstricker	P	Y	Y	1 <sup>st</sup> - Y
Drew Sofia	P	2 <sup>nd</sup> - Y	Y	Y
Brandon Roberts	P	Y	Y	Y

David Bookless	P
Robert Sweeney	P (Z)
Christie Hull-Bettale	E
Sarah Turner	P

CALL TO ORDER:	<u>7:00 PM</u>
ADJOURN REGULAR:	<u>7:27 PM</u>
ADJOURN EXECUTIVE:	<u>7:34 PM</u>