

City of Arnold, Missouri

Council Meeting
Council Chamber

March 3, 2016
7:00 p.m.

Agenda

1. Pledge of Allegiance:
2. Opening Prayer: St. David's Catholic Church – Father Charlie Ferrara
3. Roll Call:
4. Business from the Floor:
5. Consent Agenda:
 - A. Minutes from **February 18, 2016**
 - B. Payroll Warrant **#1232 in the Amount of \$244,352.79**
 - C. General Warrant **#5661 in the Amount of \$833,503.73**
6. Ordinances:

None
7. Resolutions:
 - A. **Resolution No. 16-14:** A Resolution Authorizing the Mayor to Enter into a Contract with America's Parking Remarketing Company to Provide Construction Services for the Street and Parking Lot Striping Project for the City of Arnold, MO.
 - B. **Resolution No. 16-15:** A Resolution Authorizing the Release of a Drainage Easement.
8. Motions:
 - A. 2016-01 Conditional Use Permit for an In-Home Day Care at 2342 Lee Drive.
9. Reports from Mayor, Council and Committees:
10. Administrative Reports:
11. Adjournment:

Next Regular Council Meeting March 17, 2016 at 7:00 p.m.
Next Work Session March 10, 2016 at 7:00 p.m.

Mayor Ron Counts called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

Pastor Brad East from First Baptist Church offered the opening prayer.

Those present per roll call taken by City Clerk Tammi Casey: Mayor Ron Counts, Owens, Amato, McArthur, Cooley, Plunk, Freese, Crisler (excused), Fulbright (excused), Richison, Casey, Holden, Sweeney, Boone, Blattner, Kroupa and Captain Bonsack.

Mayor Counts introduced Tammy Alsop from Hochschild, Bloom & Company who gave an informative presentation to council regarding the audit results. The City once again received an unmodified opinion, which is the highest ranking. Ms. Alsop thanked the City and staff for their assistance in providing necessary information and stated that no deficiencies were found in regards to the audit.

Mayor Counts recognized Jacob Messig from Troop 419 who was in the audience working on his Citizenship in the Community Badge.

BUSINESS FROM THE FLOOR

David Conger, 2318 Cessna – Spoke regarding the sewer back up that occurred at his house during the recent historic flood. He stated that he didn't understand why they were not warned that Missouri American Water was going to quit pumping the sewers and abandon their pump station. He would like to see a warning procedure put in place before another flooding event happens.

Cheri Williams, 2321 Cessna – Stated that she was extremely upset that they were not warned that Missouri American Water was going to quit pumping the sewers. She also felt that shutting power down to the entire area was negligent and wanted to know who made that decision. Ms. Williams stated that she feels as if everyone is pointing fingers at other people and they are getting no help. Mayor Counts stated that he is happy to meet with any resident that would like to meet and see if there is anything the City can do to assist.

Dawn Wheat, 2290 Cessna – Stated she was scammed by Roto Rooter. They had told her that the City would pay for the first \$5000 to clean up her basement after the flood, which was not true. They are now harassing her for payment. She has filed a police report regarding the scam and has hired an attorney. Captain Bonsack informed Ms. Wheat that the Police Department has investigated this matter and the employee of Roto Rooter that initiated this scam has been fired.

Lloyd Rogers, 861 Morningside Lane – Informed council that the Aging and Disabilities Committee met today and they will also have a joint meeting with the Planning and Zoning Committee on 2/23/16 at 6:00 p.m. Mr. Rogers also encouraged everyone to attend the All Abilities Expo on 3/5/16.

CONSENT AGENDA

- A. MINUTES FROM THE JANUARY 21, 2016 MEETING**
- B. MINUTES FROM THE FEBRUARY 11, 2016 SPECIAL MEETING**
- C. PAYROLL WARRANT NO. 1230 IN THE AMOUNT OF \$311,194.04**
- D. PAYROLL WARRANT NO. 1231 IN THE AMOUNT OF \$251,358.84**
- E. GENERAL WARRANT NO. 5659 IN THE AMOUNT OF \$323,089.24**
- F. GENERAL WARRANT NO. 5660 IN THE AMOUNT OF \$592,995.20**

Butch Cooley made a motion and so moved to approve the consent agenda.
Seconded by Gary Plunk. Roll call vote: Owens, yes; Amato, yes; McArthur, yes; Cooley, yes; Plunk yes; Freese, yes; Crisler, (excused); Fulbright, (excused); 6 Yeas:
Consent agenda approved.

ORDINANCES

NONE

RESOLUTIONS

RESOLUTION NO. 16-10 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH LAPPE CEMENT FINISHING, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE FARMCREST DRIVE STORMWATER IMPROVEMENTS PROJECT FOR THE CITY OF ARNOLD

Phil Amato made a motion and so moved to approve Resolution No. 16-10.
Seconded by Brian McArthur. Roll call vote: Owens, yes; Amato, yes; McArthur, yes; Cooley, yes; Plunk yes; Freese, yes; Crisler, (excused); Fulbright, (excused); 6 Yeas:
Resolution passed.

RESOLUTION NO. 16-11 – A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CHANGE ORDER WITH SPENCER CONTRACTING COMPANY TO PROVIDE CONSTRUCTION SERVICES FOR THE STRAWBERRY RIDGE SUBDIVISION STREET/SIDEWALK AND OTHER WORK PROJECT FOR THE CITY OF ARNOLD

Brian McArthur made a motion and so moved to approve Resolution No. 16-11. Seconded by David Owens. Roll call vote: Owens, yes; Amato, yes; McArthur, yes; Cooley, yes; Plunk yes; Freese, yes; Crisler, (excused); Fulbright, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO. 16-12 – A RESOLUTION AUTHORIZING ADDITIONAL EXPENDITURES FOR NORTHVIEW CONSULTING

Phil Amato made a motion and so moved to approve Resolution No. 16-12. Seconded by Butch Cooley. Roll call vote: Owens, yes; Amato, yes; McArthur, yes; Cooley, yes; Plunk yes; Freese, yes; Crisler, (excused); Fulbright, (excused); 6 Yeas: **Resolution passed.**

RESOLUTION NO. 16-13 - A RESOLUTION RATIFYING THE PURCHASE OF A NEW SERVER FOR THE POLICE DEPARTMENT

David Owens made a motion and so moved to approve Resolution No. 16-13. Seconded by Brian McArthur. Roll call vote: Owens, yes; Amato, yes; McArthur, yes; Cooley, yes; Plunk yes; Freese, yes; Crisler, (excused); Fulbright, (excused); 6 Yeas: **Resolution passed.**

MOTIONS

NONE

REPORTS FROM MAYOR, COUNCIL AND COMMITTEES

Gary Plunk – Ward 4 - Stated that the Veterans Commission had a recent meeting, but he would yield the floor to Phil Amato for the report.

Phil Amato – Ward 3 – Stated that the Tourism Committee is sponsoring the 3/5/16 Red Hot & Blue Concert benefiting flood relief victims. Also, after three years Mike Evans is stepping down as the Veterans Commission Chairperson and asked Mr. Evans to come to the microphone. Mr. Evans stated that he will still be on the commission as a member,

but is taking some time to concentrate on his political aspirations. He will be running for the Democratic nomination for State Representative in District 113. Mr. Evans stated that he is very proud of what the commission accomplished in 2015. He then introduced the new Veterans Commission Chairperson, David McArthur. Mr. McArthur came to the microphone and informed the council that he is a 2008 Fox High School graduate. He served in the Marine Corp. in Afghanistan, where he was seriously injured by an IUD in 2010. His objective with the Commission is to reach out to more veterans in the area to assist them in any way possible and to become an even bigger presence in the community. Mr. McArthur received a standing ovation.

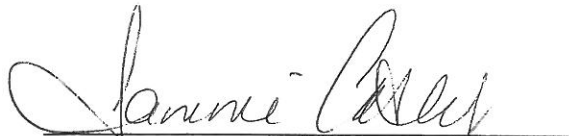
Dan Kroupa – Spoke to the residents in the audience from Ward 1 that were affected by the flood. He suggested they contact the Arnold Rotary to see if there is any assistance they may be able to provide.

ADMINISTRATIVE REPORTS

Susie Boone – Stated she understands the feelings of frustration from the residents of Ward 1 as Arnold City Park was almost destroyed by the flood. Ms. Boone informed the council that samples have been taken from the lake at Arnold City Park and results should be available soon. It may become necessary to dredge the lake, which will be quite expensive. She also indicated that the City is currently out for bid to replace all electrical systems and equipment at the park and the golf course. The building that houses the bathrooms will also need to be replaced, along with pavilions and picnic tables. Ms. Boone stated the needs are great and the costs are substantial. The trail is also full of mud and sediment and will need a lot of work to restore it to a functioning level. The indoor pool at the Rec Center has reopened after resurfacing. Work was completed a week early.

A motion to adjourn the meeting was made by Paul Freese. Seconded by Butch Cooley. Voice vote: All yeas.

Meeting adjourned at 8:08 p.m.


City Clerk Tammi Casey, MRCC

CITY OF ARNOLD, MISSOURI

ROLL CALL

MEETING: REGULAR

DATE: 2/18/2016

PAGE: 1

BILL NO - RESOLUTION - MOTION

		ROLL CALL	CONSENT AGENDA	RESOLUTION NO. 16-10	RESOLUTION NO. 16-11	RESOLUTION NO. 16-12	RESOLUTION NO. 16-13
COUNCIL MEMBERS:							
MAYOR	RON COUNTS	PRESENT					
COUNCIL:	DAVID OWENS	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PHIL AMATO	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BRIAN MCARTHUR	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	BUTCH COOLEY	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	GARY PLUNK	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	PAUL FREESE	PRESENT	YES	YES	YES	YES	YES
COUNCIL:	NANCY CRISLER	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
COUNCIL:	JASON FULBRIGHT	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED	EXCUSED
CITY ADMINISTRATOR	BRYAN RICHISON	PRESENT	PARKS DIR:	SUSIE BOONE		PRESENT	
CITY CLERK	TAMMI CASEY	PRESENT	PUBLIC WORKS:	ED BLATTNER		PRESENT	
COM DEV	MARY HOLDEN	PRESENT	TREASURER:	DAN KROUPA		PRESENT	
CITY ATTORNEY	BOB SWEENEY	PRESENT	POLICE DEPT.	CAPTAIN BONSACK		PRESENT	

**CITY OF ARNOLD
AGENDA ITEM SUMMARY**

AGENDA ITEM

7 A

NAME OF TOPIC/PROJECT: A resolution authorizing the Mayor to execute a contract with the America's Parking Remarketing Company to undertake the street and parking lot striping for the City of Arnold.

SUMMARY EXPLANATION: This resolution authorizes the Mayor to execute a contract with the America's Parking Remarketing Company to undertake city streets and building facilities parking lot striping for the City of Arnold.

RECOMMENDED ACTION: Approval

Why is this action necessary? The Council must approve contracts.

What does this action accomplish? This approval action allows the America's Parking Remarketing Company to undertake the city street and building parking lot striping for the City.

Positive impacts and to whom? All who drive the city streets and park at City Hall and the Recreation Center.

Negative impacts and to whom? None

ADDITIONAL COMMENTS: This action will provide proper street lane and parking lot parking space line striping for the proper control of vehicular lane use.

SUMMARY OF VENDOR/CONSULTANT/CONTRACTOR

Name: America's Parking Remarketing Company **Previous city contracts:** Yes

Transaction amount: \$75,797.62 **MBE/WBE Participation:** N/A

Transaction type: Contract.

Comments: The America's Parking Remarketing is a qualified and capable contractor able to undertake the needed work.

SUMMARY OF SELECTION PROCESS

Number of bids: 3 **Low bid:** \$75,797.62 **High bid:** \$78,336.75

Comments: The America's Parking Remarketing Company is a qualified contractor capable of this project undertaking.

SUMMARY OF BUDGET/COST

Budgeted amount: Approximately \$95,000 for the street repair line item which includes striping.

Addl. Funding Required: NONE

The City normally undertakes striping work on an every two year basis.

RESOLUTION NO: 16-14

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT WITH AMERICA'S PARKING REMARKING COMPANY TO
PROVIDE CONSTRUCTION SERVICES FOR THE STREET AND
PARKING LOT STRIPING PROJECT FOR THE CITY OF ARNOLD.

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor be, and is hereby authorized to enter into a contract with America's Parking Marking Company, to provide construction services for the Street and Parking Lot Striping project for the City of Arnold.

A copy of said contract is attached hereto and made a part hereof reference.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

March 3, 2016

**BID PROPOSAL FORM
CITY OF ARNOLD, MISSOURI
STREET AND PARKING LOT STRIPING PROJECT**

TO: CITY OF ARNOLD
ARNOLD, MISSOURI

Pursuant to and in compliance with your Request for Bids dated January 22, 2016 and the other documents related thereto, the undersigned hereby proposes to furnish all tools, labor, equipment and material and perform all work necessary for undertaking the STREET AND PARKING LOT STRIPING PROJECT all required by and in strict conformance with the Bid Specifications and addenda No. _____ to _____ inclusive at the unit & lump sum prices listed herein.

NOTE: All striping is estimated to be approximately 60% White & 40% Yellow, with ADA Parking spaces in Blue Paint.

SECTION 1:

STREET NAME	LF Solid Lines	LF DASH Lines	Eye Brow / Teardrop	Total LF	Unit Cost	Total Cost
Arnold Tenbrook			420 yellow Teardrop	52,454	.20	\$10,490.80
Astra Way (Lonedell to Hwy 141)				4,035	.123	496.31
Bayshore				32	.123	3.94
Bradley Beach	272			272	.123	33.46
Church Road	15,084	8,274		23,358	.123	2,893.04
Dohack				410	.123	50.43
Esther Dr				275	.123	33.83
Farmcrest				535	.123	65.81
Ferd Lang Park	332			332	.123	40.84
Fox Ridge Ct & New Haven	426			426	.123	52.40
Hollywood Beach	738			738	.123	90.78
Kochner	515			515	.123	63.35
Lakeview				2,032	.123	249.94
Lonedell Road (Jeffco Blvd to I-55)				12,497	.123	1537.14
Lonedell Road (Pomme Rd to Mo State Road)				16,753	.123	2060.62

America's Parking Remarketing
5640-B Telegraph Road
Suite #220
St. Louis, MO 63129

STREET NAME	LF Solid Lines	LF DASH Lines	Eye Brow / Teardrop	Total LF	Unit Cost	Total Cost
Lonedell Road (Brookshire to West Outer Rd)				32,442	.123	\$ 3490.39
Lone Star	1365			1365	.123	167.90
Manufacturer's Drive				3,854	.123	474.05
Maple	900	126		1,026	.123	126.20
Michigan Avenue	8,820	2,100		10,920	.123	1343.16
Missouri State Road	23,126	568	536 Eye Brow	24,230	.123	2980.29
Missouri State Road Roundabout	798	60	204	1062	.123	130.63
Old Lemay Ferry Rd	25,810	1,207	610 Eye Brow 842 Teardrop	28,469	.123	3501.69
Ozark	819			819	.123	100.74
Pomme Road / Glatt				20,396	.123	2508.71
Rec Center	321	490	112 Teardrop	923	.123	113.53
Richardson Square / Meyer Drury				500	.123	61.50
Richardson Rd (McDonalds Restaurant to Old Lemay Ferry Road)				15,002	.123	1845.25
Richardson Road (Oakbridge Church to Jeffco)	8,786	2,040		10,826	.123	1331.60
Ridgecrest	1,216			1,216	.123	149.57
Rosewood	250			250	.123	30.75
Stardust @ Uhlinger	312			312	.123	38.38
Starling Airport Road				19,351	.123	2380.18
St. Johns Church Road	5,865	240		6,105	.123	750.92
Sunset Dr				257	.123	31.62
Tenbrook				65,016	.123	7996.97
Tony Drive & Rose Drive	750			750	.123	92.25
Villa Dr				430	.123	52.89

STREET NAME	LF Solid Lines	LF DASH Lines	Eye Brow / Teardrop	Total LF	Unit Cost	Total Cost
Vogel Road	9,990	2,784		12,774	.123	\$ 1,571.20
Wicks Road				17,072	.123	2,099.86
Willow	192			192	.123	23.62
City Hall / Police Station * 2101 Jeffco	2,970			2,970	.25	742.50
Public Works / Animal Facility * 2900 / 2912 Arnold Tenbrook Rd.	1,530			1,530	.25	382.50
Recreation Center / Pool *1695 Missouri State Road	9,570			9,570	.23	2,201.10
				Total LF		404,293

Total Cost Section 1

\$ 55,362.62

**SECTION 2: ARROWS, STOP BARS, Wheel chair
Parking Spaces & other**

STREET NAME	Stop Bars	Arrows	RR X-ing	Only	Cross Walk	School	Speed humps	Ped X-ing	20 mph Speed Limit	Stop Word	Cost
Arnold Tenbrook	10	6 + 1 double	2	2							\$1455.00
Astra Way	1	1									105.00
Bayshore Subdivision	19	2									1060.00
Boca Raton									1		100.00
Bradley Beach	1										50.00
Church Rd	10	21 + 2 double			1			1			2055.00
Dohack	2										100.00
Elm			1								200.00
Emil							4		2 20mph		600.00
Fannie	1										50.00
Fox Ridge Ct	1										50.00
Glatt Dr	2	2									210.00
Hickory Square	2										100.00
Kochner		2									110.00
Lonedell (by Astra Way)	2										100.00
Meyer Drury					1						150.00
Michigan Ave	4	38 + 3 double			1						2665.00

America's Parking Remarketing
5640-B Telegraph Road
Suite #220

STREET NAME	Stop Bars	Arrows	RR X-ing	Only	Cross Walk / or wheel chair Access*	School	Speed humps	Ped X-ing	20 mph Speed Limit	Stop Word	Cost
Missouri State	5	5			1	2					\$ 875. ⁰⁰
Municipal					1						150. ⁰⁰
New Richardson	9	10 + 3 double			4						1825. ⁰⁰
Old Lemay Ferry	6	5									575. ⁰⁰
Old Richardson	3										150. ⁰⁰
Richardson Sq	2	2 + 1 double									285. ⁰⁰
Ridgecrest Dr	3	2 + 1 double									335. ⁰⁰
Rockwood									1		100. ⁰⁰
Rosewood	1										50. ⁰⁰
Santiago	1									1	150. ⁰⁰
St Johns Church Rd	4	2			1	2					660. ⁰⁰
St. Johns Crossing	11										550. ⁰⁰
Stardust	1				1						200. ⁰⁰
Starling Airport Rd	4							1			300. ⁰⁰
Tamarack	1						1		1	1	350. ⁰⁰
Tenbrook Rd	8	3 + 3 double									790. ⁰⁰
Theodore							2		2 20mph		400. ⁰⁰
Tony	1										50. ⁰⁰
Vogel Rd	6	6									630. ⁰⁰
Wicks Rd			1								200. ⁰⁰
Willow	2										100. ⁰⁰
City Hall / Police Station *					2						300. ⁰⁰
Public Works / Animal Health*					3						450. ⁰⁰
Recreation Center / Pool *					12						1800. ⁰⁰

Total Cost Section 2 \$ 20,435.⁰⁰

GRAND TOTAL COST Sections 1 & 2 \$ 75,797.62

* City Hall / Police Station, Public Works / Health & Recreation Center work has to be done on a Saturday or Sunday. This work has to be coordinated with City Staff.

MEMORANDUM FOR CITY COUNCIL
MARCH 3, 2016 MEETING

TO: MAYOR RON COUNTS AND CITY COUNCIL
FROM: CHRISTIE HULL BETTALE, EI- COMMUNITY DEVELOPMENT
SUBJECT: EASEMENT VACATION PLAT
DATE: 2/25/2016
CC: BRYAN RICHISON- CITY ADMINISTRATOR, MARY HOLDEN –
COMMUNITY DEVELOPMENT DIRECTOR

REQUEST

Buescher Ditch & Associates, on behalf of David Glarner and Poplar LLC, has requested a vacation of a Drainage easement at Ridgcrest Commercial.

ANALYSIS

At this time the applicant is completing housekeeping items and they want to remove easement that are currently unneeded and encumbrances on the property. The representative is requesting the vacation of easements from both the City and any other companies that are named on the original plat.

The attached is **Vacation of Easement** document and exhibit identifies and describes the location of utility easement that is no longer needed.

RECOMMENDATION

Staff recommends approval of the request.

RESOLUTION NO. 16-15

A RESOLUTION AUTHORIZING THE RELEASE OF
A DRAINAGE EASEMENT

BE IT RESOLVED by the Council of the City of Arnold, Missouri, that the Mayor is hereby authorized to execute the vacation of a Drainage easements part of Lot 1 and Common Ground of Ridgecrest Commercial, a subdivision recorded as Document No. 2014P-000142 of the Jefferson County records, City of Arnold, Jefferson County Missouri. A copy of the easement vacation document and plat exhibit is attached hereto and made a part hereof by reference.

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____

2/25/2016

Z:\CITYDOCS\RESOLUTN\vacate20Resolution



BUESCHER DITCH & ASSOCIATES, INC.

2 East Fifth Street, P.O. Box 621, Washington, Missouri 63090

Telephone: 636-239-6255 FAX: 636-239-7681

E-mail: gstarke@buescherditch.com

February 24, 2016

Mayor Ron Counts
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010

Re: Easement Vacation Request
Ridgecrest Commercial
Project No. 08057

Mayor Counts:

Attached for your review are exhibits to vacate portions of various drainage and sanitary sewer easements in the Ridgecrest Commercial Subdivision. Please consider this submittal as a request by the owner for consideration for the vacation of the said easements.

Should you require any additional information or have any questions, please call.

Sincerely,

Gregory L. Starke

Gregory L. Starke, PLS
Buescher Ditch & Associates, Inc.

C: David Glarner w/attachments

TO WHOM IT MAY CONCERN:

Drainage and Sanitary Sewer Easement Vacation by and between Poplar LLC and The City of Arnold, Mo.

We hereby request the vacation of portions of existing drainage sewer easements on Lot 1 and Common Ground of Ridgecrest Commercial, a subdivision recorded as Document No. 2014P-000142 of the Jefferson County records, said portions of existing easements are as shown hachured on the attached Exhibits "A", "B" ,

IN WITNESS WHEREOF, the above named parties have signed these presents this _____ day of _____, 2016.

Poplar LLC

City of Arnold, Mo.

David P. Glarner, Partner

Ron Counts, Mayor

Notary

Date

STATE OF MISSOURI)
) SS
CITY OF ST. LOUIS)

On this _____ day of _____, 2016, before me appeared P. David Glamer to be personally known, who being by me duly sworn, did say that he is the manager of Poplar, LLC, a Missouri limited liability company and that said instrument was signed in behalf of said limited liability company by authority of its Members and he acknowledged said instrument to be the free act and deed of said limited liability company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public

Print Name

My Commission Expires: _____

STATE OF MISSOURI)
) SS
COUNTY OF JEFFERSON)

On this _____ day of _____, 2016, before me appeared Ron Counts, Mayor with the City of Arnold, Missouri to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that Ron Counts executed the same as the free act and deed of City of Arnold, Missouri.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

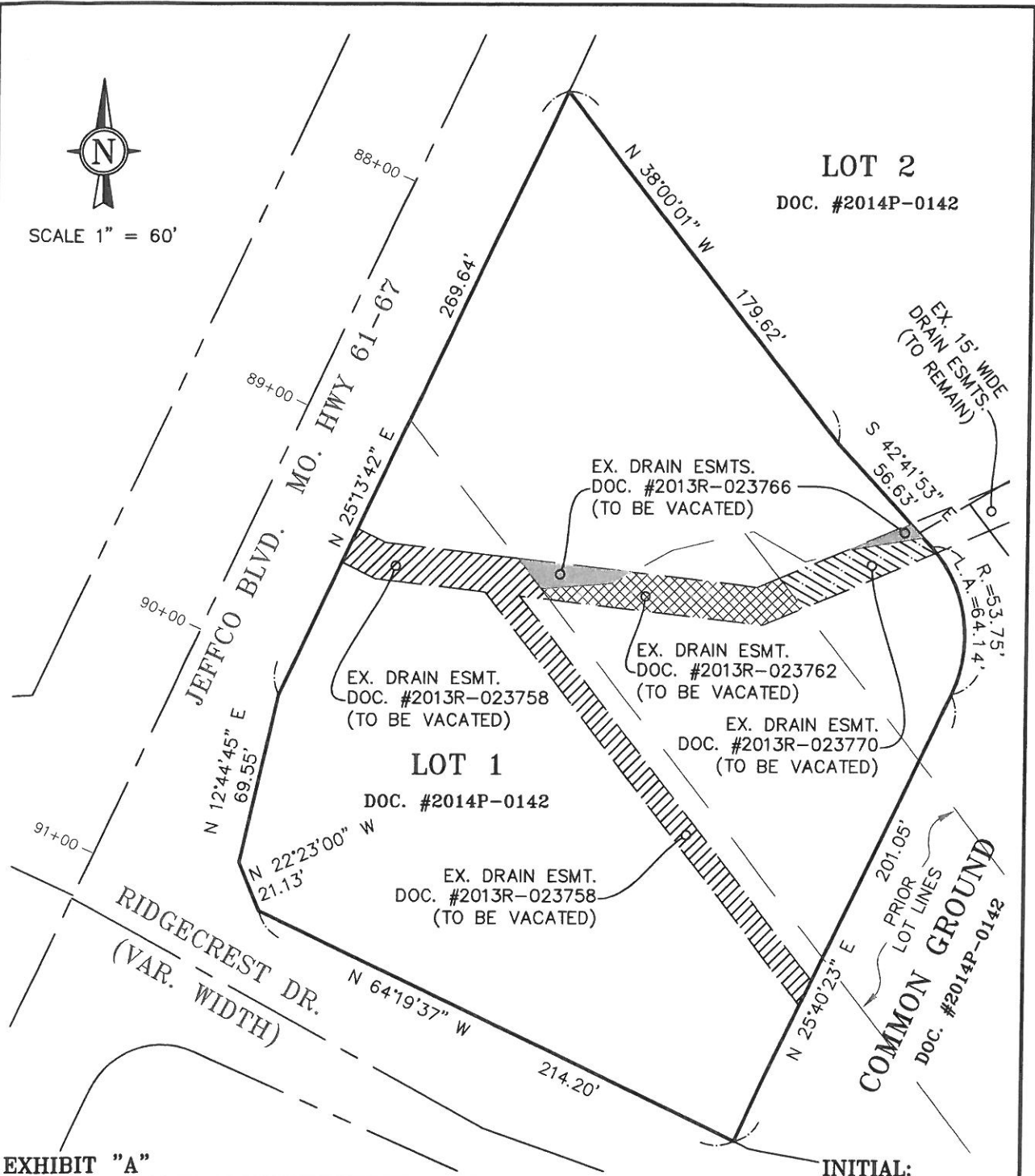
Notary Public

Print Name

My Commission Expires: _____



SCALE 1" = 60'



LOT 2
DOC. #2014P-0142

EX. DRAIN ESMT.
DOC. #2013R-023758
(TO BE VACATED)

EX. DRAIN ESMTS.
DOC. #2013R-023766
(TO BE VACATED)

EX. DRAIN ESMT.
DOC. #2013R-023762
(TO BE VACATED)

EX. DRAIN ESMT.
DOC. #2013R-023770
(TO BE VACATED)

LOT 1
DOC. #2014P-0142

EX. DRAIN ESMT.
DOC. #2013R-023758
(TO BE VACATED)

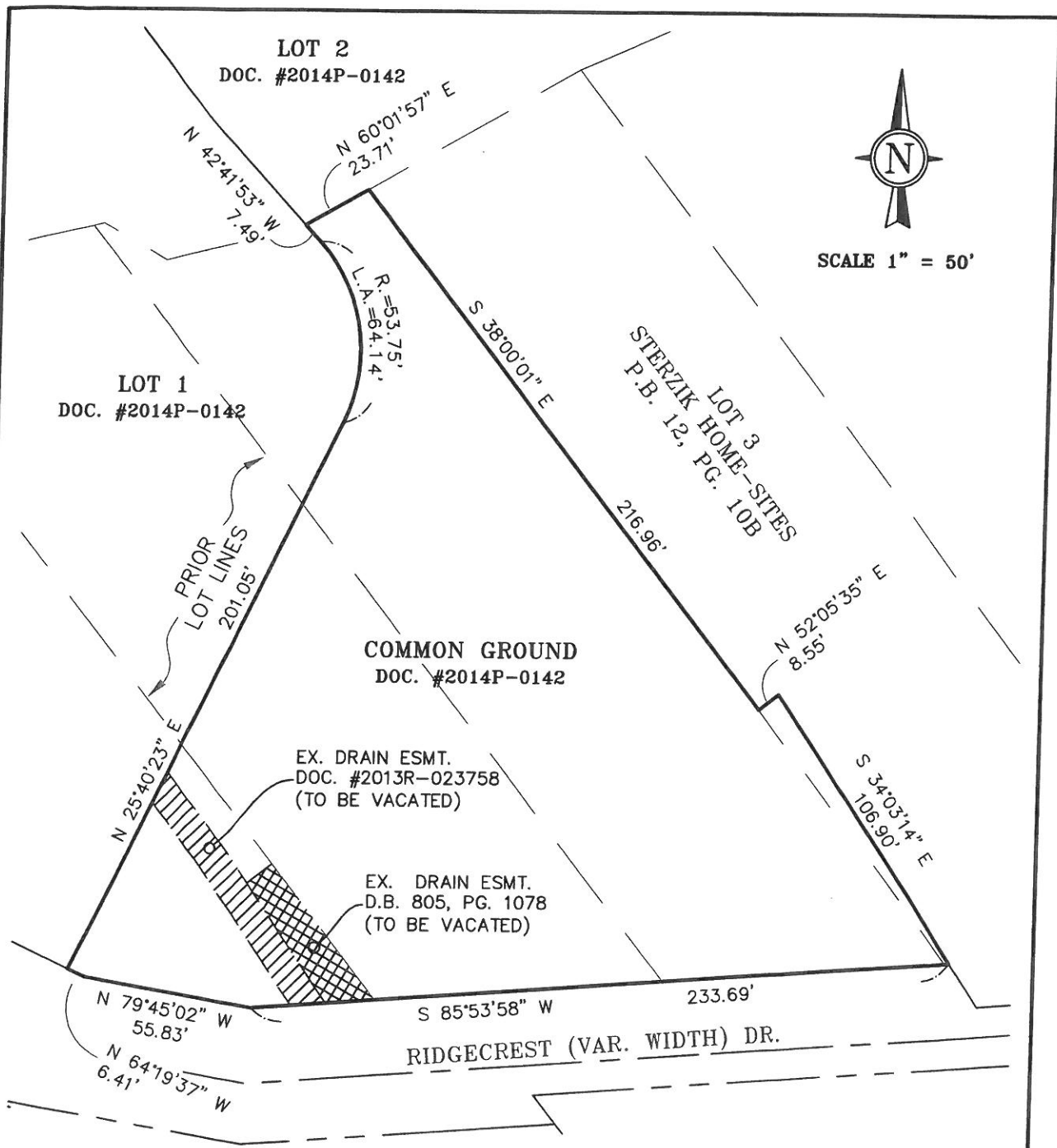
COMMON GROUND
DOC. #2014P-0142

EX. 15' WIDE
DRAIN ESMTS.
(TO REMAIN)

EXHIBIT "A"

INITIAL:

EASEMENT VACATION EXHIBIT
RIDGECREST COMMERCIAL
DOC. #2014P-0142, CITY OF ARNOLD
JEFFERSON COUNTY, MISSOURI



SCALE 1" = 50'

EXHIBIT "B"

INITIAL:

EASEMENT VACATION EXHIBIT
 RIDGECREST COMMERCIAL
 DOC. #2014P-0142, CITY OF ARNOLD
 JEFFERSON COUNTY, MISSOURI

CITY OF ARNOLD, CITY COUNCIL, MARCH 3, 2016 MEETING

TO: THE MAYOR AND CITY COUNCIL
FROM: MARY P. HOLDEN, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: 2016-01, CONDITIONAL USE PERMIT FOR AN IN-HOME DAY CARE AT 2342 LEE DRIVE PLANNING COMMISSION RECOMMENDATION
DATE: FEBRUARY 24, 2016
CC:

Request

Mr. and Mrs. William Lane have submitted for approval of conditional use permit to operate an in-home daycare at 2342 Lee Drive. The proposal is to watch no more than 4 unrelated children. Attached is the application, a letter from Mrs. Lane, and aerial of the site.

Summary

The Planning Commission held a public hearing and considered this request at their February 23, 2016 meeting. No one spoke at the public hearing and there was little discussion during the meeting. The Planning Commission is forwarding a recommendation of approval with the below findings:

1. In-home daycares provide an alternative to the large scale, commercial operations and in theory keeps the children closer to home.
2. The use can and will be operated while maintaining the residential character of the neighborhood.
3. The use will be operated in a manner keeping with the visual character of the residential neighborhood since no changes are being made to the exterior of the home.
4. In-home daycares are desirable to provide an alternative to the larger commercial surroundings.

Analysis

Our Zoning Code specifies in-home day cares are allowed under a conditional use permit so long as there are no more than four unrelated children. This application meets the requirement.

Overall, Staff has no concerns with the application due to compliance with the Zoning Code regulation and we have not received any inquiries or comments from neighbors.

When reviewing a conditional use permit, the following must be taken into consideration:

The use is deemed consistent with good planning practice. In-home daycares provide an alternative to the large scale, commercial operations and in theory keeps the children closer to home.

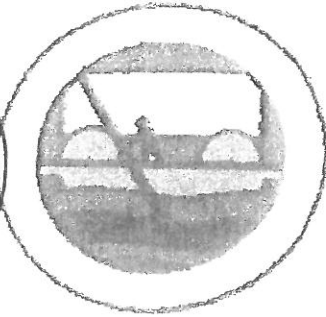
The use can be operated in a manner that is not detrimental to the permitted developments and uses in the district. The use can and will be operated while maintaining the residential character of the neighborhood.

The use can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area. The use will be operated in a manner keeping with the visual character of the residential neighborhood since no changes are being made to the exterior of the home.

The use is deemed essential or desirable to preserve and promote the public health, safety, and general welfare of the City of Arnold. In-home daycares are desirable to provide an alternative to the larger commercial surroundings.

Community Development Department
City of Arnold
2101 Jeffco Blvd.
Arnold, MO 63010
636-282-2378
636-282-6677 Fax

2-23-14
2/19/14
mtg



CONDITIONAL USE PERMIT
APPLICATION

File Number 2016-01

\$400.00 Fee Paid _____

APPLICANT/CONTRACT PURCHASER

OWNER:

William & Sherry Lane
Name

William & Sherry Lane
Name

2342 Lee Dr. Arnold MO 63010
Address, City, State, Zip

2342 Lee Dr. Arnold MO 63010
Address, City, State, Zip

314 713 1444 636 212 2070
Telephone Number

314 713 1444 636 212 2070
Telephone Number

Facsimile Number _____

Facsimile Number _____

Mt. Vernon @ Lee Dr.
Property Address (or nearest intersection)

Zoning of property

Proposed Use: Babysitting
Babysit under 4 children non-related
Babysit up to 2 or 3 related nephews & nieces

Adjacent Zoning/Uses _____

North _____

South _____

East _____

West _____

12-22-15
Date of application

Meeting date targeting _____

Sherry Lane
Signature of Applicant
Sherry Lane

Sherry Lane
Signature of Owner
Sherry Lane

December 23, 2015

I am writing in regards to the city of Arnold notice I received in the mail on Friday, December 18, 2015. I was told that there could be a business being ran out of my residence.

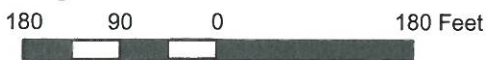
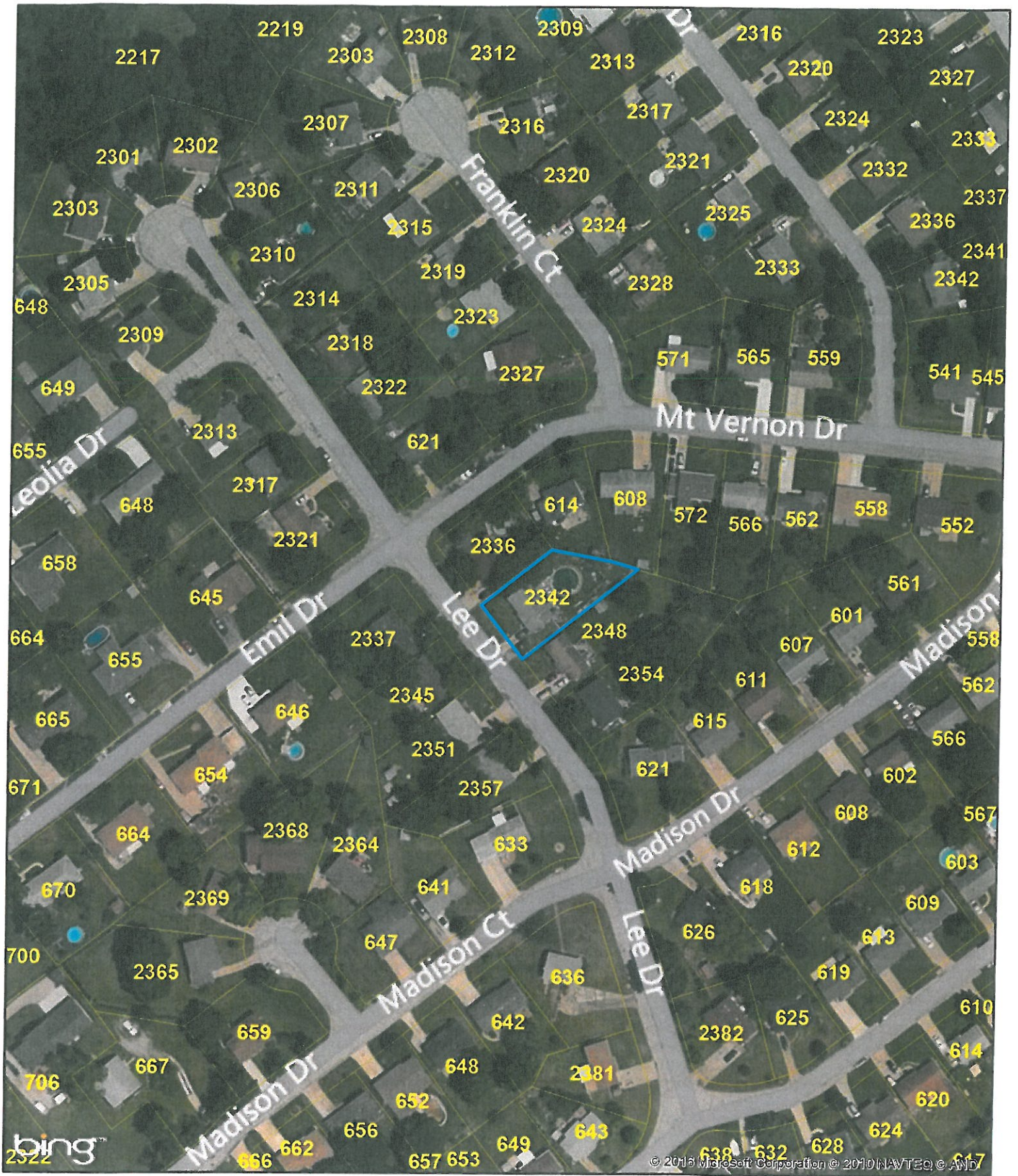
I babysit children out of my residence. I do not babysit more than 4 non related children on a given day.

If you should have any questions feel free to contact me at 636- 212-2070 or 314-713-1444.

Sherry Lane

A handwritten signature in cursive script that reads "Sherry Lane".

Sherry Lane
2342 Lee Dr.
Arnold, MO 63010



Legend

 Arnold_Parcels