

**AGENDA**

**PUBLIC HEARING**

1. Call to Order
2. 2009-01, Sno-Cone stand, Modification of a condition for a Conditional Use Permit, Jeffco and Tenbrook.
3. 2010-08, Oasis Church, Modification of a condition for the Conditional Use Permit, Archer Drive
4. Adjourn

**REGULAR MEETING**

1. Call to order
2. Pledge of Allegiance
3. Roll Call of Commissioners
4. Review and Approval of Agenda
5. Approval of Minutes
  - a) Regular Meeting February 22, 2011
6. Questions from the floor
7. Conditional Use Permit
  - a. 2009-01, Sno-Cone stand, Modification of a condition for a Conditional Use Permit, Jeffco and Tenbrook.
  - b. 2010-08, Oasis Church, Modification of a condition for the Conditional Use Permit, Archer Drive
8. Staff Report
  - a. Reminder about March 29, 2011, Open House from 5-8 pm at the Recreation Center
  - b. March 22, 2011 Business invited to comment on Temp Signs
  - c. Senior Housing funding approved by MHCD
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

MARCH 8, 2011 / 7:00 P.M.

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## MINUTES

### PUBLIC HEARING

The public hearing was called to order by Chairman Brian McArthur at 7:00 p.m. Mr. McArthur informed those in attendance as to the procedures by which the public hearing would be conducted.

**2009-01: SNO-CONE STAND AT JEFFCO AND TENBROOK, MODIFICATION OF A CONDITION OF THE CONDITIONAL USE PERMIT:** Brian McArthur read the staff report.

No public comment.

**2010-08: OASIS CHURCH, MODIFICATION OF A CONDITION FOR THE CONDITIONAL USE PERMIT, ARCHER DRIVE:** Brian McArthur read the staff report.

Mark Doering, Doering Engineering, briefly explained the layout and asked to extend the deadline to move the modular to June 1 instead of the requested April 15 due to the current wet weather and forecasted wet spring.

There being no further questions or comments, the public hearing adjourned at 7:10 p.m.

### REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams (excused), Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish. 8 voting members present, 2 excused.

**REVIEW AND APPROVAL OF AGENDA:** Mary Holden added item #8. 2011-02 Sketch Plan Review for Senior Housing at Community of Christ Church, 2315 Lonedell Road.

Motion by Jeff Campbell to approve the agenda as amended. Second by Jeff Fitter. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Frank Kutilek pointed out the file number for the Arsenal Credit Union Commercial Site Plan should be 2011-01.

Motion by Jeff Campbell to approve the minutes from the February 22, 2011 meeting with the stated correction. Second by Bryan Wucher. Voice Vote – *Unanimously Approved.*

**NOTE: FEBRUARY 22, 2011 MINUTES HAVE BEEN CORRECTED.**

**QUESTIONS FROM THE FLOOR:** None

**7a. 2009-01: SNO-CONE STAND, MODIFICATION OF A CONDITION FOR THE CONDITIONAL USE PERMIT, JEFFCO AND TENBROOK.** Motion by Jeff Campbell to approve the modification to conditional use permit 2009-01, to allow the sno-cone stand at Jeffco and Tenbrook to be placed on site April 1 instead of May 1. Amended conditions:

1. The conditional use permit is good for three years and will expire on the last day of February 2012.
2. The area is kept clean of trash and debris that may result from the sno-cone stand.
3. The hours of operation are from 12:00 p.m. to 10:00 p.m.
4. The trailer is removed on or before September 30, 2009.
5. *The operation may open April 1 of each year of the conditional use permit.*

Second by Ted Brandt. Roll call vote: Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Approved.*

**7b. 2010-08: OASIS CHURCH, MODIFICATION OF A CONDITION FOR THE CONDITIONAL USE PERMIT, ARCHER DRIVE:** Jeff Fitter confirmed that there would be handrails on both sides of the steps. Jeff also questioned how far along they are and do they feel they will be able to get it all done by June 1.

Jeff Campbell is opposed to the June 1<sup>st</sup> extension. He would agree to extend it to April 30<sup>th</sup>. Feels this has gone on too long. Jeff questioned why they had not started grading yet.

Roy Wilde commented that he has no problem extending the deadline to June 1<sup>st</sup> due to the weather.

Poll to extend the deadline date to June 1, 2011. Jeff Fitter, yes; Bryan Wucher, no; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, no; Frank Kutilek, yes; Jeff Campbell, no; Todd Teuscher, yes. 5 yeas, 3 nays.

Motion by Jeff Fitter to approve the modification to conditional use permit 2010-08, Oasis Church, to extend the deadline date to June 1, 2011. Amended conditions:

1. The modular building is painted a muted natural tone.
2. In addition to the four, ten-foot white pines, add five large canopy deciduous trees and eight shrubs to be grouped together with a minimum of two groupings.
3. The classroom modular is not allowed for primary/secondary education class offered Monday thru Friday.
4. *The modular building is located on the approved location adjacent to the existing Church building no later than end of business day, June 1, 2011.*

Second by Todd Teuscher. Roll call vote: Jeff Fitter, yes; Bryan Wucher, no; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, no; Frank Kutilek, yes; Jeff Campbell, no; Todd Teuscher, yes. 5 yeas, 3 nays – *Approved.*

**8a. 2011-02: SKETCH PLAN REVIEW FOR SENIOR HOUSING AT COMMUNITY OF CHRIST CHURCH, 2315 LONEDELL ROAD:** Gordon Parrott gave a brief history of their Church and explained the project currently under construction in Lee's Summit. Mr. Parrott commented that they are looking for direction from the Planning Commission on a proposed senior housing project to be located on the rear portion of the Church property. At this time the property is not in the city limits but they would like to annex into the City of Arnold. Cascade Development Corp. has looked at the property and indicated that with a 3-story building they could have about 42 units. This senior housing is rent restricted. This is not a HUD project.

Mary Holden wanted the Planning Commission to be aware of the statistic that based on census information; the 65+ age group has the largest percentage of those in poverty in the City of Arnold.

Jeff Fitter feels this is something the city needs but has several concerns. He would be opposed to this style building (looks like a hotel) going into a residential area. Also feels there will be a significant amount of lighting from the parking lot, which could create challenges in a residential area. Would also suggest more significant landscaping plan. Jeff is in favor of the concept but it must fit in the area.

Bryan Wucher feels a traffic study should be done.

Frank Kutilek questioned the freestanding garages.

Todd Teuscher addressed some landscape ideas and suggestions.

Jeff Campbell agrees we need more senior housing but is not in favor of a 3-story structure in this residential area. Concerned about the density of what is proposed. Concerned about the extra traffic - will require some roadway improvements.

Roy Wilde agrees we do need affordable senior housing. Questioned if they got any feedback from the residents in this area.

Bryan Wucher feels there is a better way to develop the property. Safety concerns.

Brian McArthur not opposed to the housing development but agrees the 3-story structure would be too dense. Villa type style would be better.

Jeff Campbell suggested they do an open house and invite the residents as a group to present their proposed development.

**STAFF REPORT:** Mary Holden reminded everyone that the next open house for the Comprehensive Plan will be March 29, 2011 from 5-8 at the Recreation Center. Committee will meet before from 12:30 to 3:00 and she will send a reminder.

- Mary introduced Dan Bish the new Economic Developer/Planner.
- Letter going out to businesses inviting them to attend the March 22, 2011 meeting to have a positive exchange of suggested changes to the temporary sign code.

- The Senior Housing funding was approved by MHCD.

**OLD BUSINESS:** Frank Kutilek asked the status of:

- Retail Building in front of Walmart: They have an obligation to turn the building over by July 1, 2011. Improvement plans are done, we are working with Ameren UE and the developer on the underground lines.
- Foxwood Estates: Court date is March 21, 2011.
- Christian Brothers Automotive: Improvement plans and building plans are in – only a few items left to be addressed but they are not pushing it.
- Arsenal Credit Union: We have not received any notification of when they will start.
- Ramada on Ridge Dr.: The lower floor has been converted to senior living units.
- Spruce Up Landscape (behind Hickory Manor): He has been cited into court for failure to obtain a business license. Landscaping is done. No building plans have been submitted.
- Shop n Save Fuel Facility: Dead
- Tower Investments, 1331 Jeffco: No building plans have been submitted.
- Strawberry Ridge – Apartments in the back: Dead
- Klamert project on Lonedell: 2 year extension – waiting for the economy to get better.
- Gander Mountain: They have not returned any calls.

**COMMISSIONERS REPORT:** Bryan Wucher reported 2 or 3 A-Frame signs down by Hwy. 55 by the water tower.

**ADJOURNMENT:** Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

DATE: 3/8/2011

**CALLED TO ORDER:**  
PH: 7:00 RM: 7:10  
**ADJOURNED:**

PH: 7:10 RM: 8:30

	ROLL CALL	2009-01 - APPROVED	2010-08 - APPROVED				
DEL WILLIAMS	EXCUSED						
JEFF FITTER	P	Y	Y				
BRYAN WUCHER	P	Y	N				
BRIAN MCARTHUR	P	Y	Y				
ROY WILDE	P	Y	Y				
TED BRANDT	P	Y	N				
FRANK KUTILEK	P	Y	Y				
JEFF CAMPBELL	P	Y	N				
CRICKY LANG	EXCUSED						
TODD TEUSCHER	P	Y	Y				
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DAN BISH	P	NO VOTE					