

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-08, Conditional Use Permit, Oasis Church, 1595 Archer Drive, two temporary modular buildings
3. 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 April 27, 2010
6. Questions from the floor
7. Zoning/Rezoning
 - a) 2010-03, Rezoning request, 2069 Missouri State Road, from R-4 to C-2
8. Conditional Use Permit
 - a) 2010-08, Conditional Use Permit, Oasis Church, 1595 Archer Drive, two temporary modular buildings
9. Staff Report
10. Old Business
11. Commissioners Report
12. Adjournment

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.

2010-08: CONDITIONAL USE PERMIT, OASIS CHURCH, 1595 ARCHER DRIVE, TWO TEMPORARY MODULAR BUILDINGS: Brian McArthur read the staff report.

Mark Doering, Doering Engineering introduced all representatives in attendance.

Pastor Mike Costello of Oasis Church gave a brief history of the Church explaining their need for this request.

Mark Doering showed a slide presentation of the site.

Brian Swick, Architect discussed the architecture and elevations.

Karl Streckfuss, 1538 Archer Dr., traffic concerns; subdivision has limited parking only on one side; against this church from the beginning and fears they will come back next and ask to build a school.

Allan Smith, 1570 Kingsway, not against the church but is concerned that they will expand in the future. Need to find another means for a private drive for an entrance. Traffic concerns.

Anna Pelizzaro, 1560 Archer Dr., read a letter on behalf of her family and other neighbors (attached).

Tom Kreyling, 1588 Kingsway Dr., property adjoins the church property. Questioned if the church has investigated acquiring an access strip of land about 20' wide on the east side of their property which extends out to Lonedell. Tom also pointed out that if the church would decide to sell the property, a developer could very well come in and build a subdivision which would bring a lot more traffic than the church does on Sunday. Suggested adding a condition that the modular classroom is for Sunday school only.

There being no further questions or comments, the public hearing adjourned at 7:25 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:25 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale. 8 voting members present – 1 excused.

REVIEW AND APPROVAL OF AGENDA: 2010-03, rezoning request, 2069 Missouri State Road, from R-4 to C-2 has been pulled from the agenda at the request of the applicant.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the April 27, 2010 meeting if there are no corrections. Second by Ted Brandt. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: None

7a. 2010-03: REZONING REQUEST, 2069 MISSOURI STATE ROAD, FROM R-4 TO C-2: Pulled at the request of the applicant.

8a. 2010-08: CONDITIONAL USE PERMIT, OASIS CHURCH, 1595 ARCHER DRIVE, TWO TEMPORARY MODULAR BUILDINGS: Mary Holden commented she failed to add the second condition to review in two years.

Frank Kutilek questioned why the building are not connected and commented that the two building look to be larger than the footprint of the existing church.

Mark Doering feels the office location is a more inviting location right at the entrance. The Building is a two-story building with a basement.

Brian McArthur verified that this school would be for Sunday school only.

Jeff Campbell asked that a condition be added that the school would be for Sunday school only.

Mary Holden suggested the wording be the classroom is not allowed for primary/secondary education class offered Monday through Friday.

Jeff Campbell commented that he was against this years ago because of traffic concerns. The street does not meet city standards.

Del Williams understands the residents concerns but the Church is already there, therefore, we need to try and make this work. He would also advise the church to look for a more appropriate access if they would ever intend on building a school in the future.

Mary Holden commented that all the streets in Sherwood Subdivision were upgraded some time ago and are now city maintained.

Jeff Fitter questioned the speed limits within the subdivision and asked if these streets are being policed during church service hours.

Motion by Jeff Fitter to approve 2010-08, conditional use permit, Oasis Church, 1595 Archer Drive, Two Temporary Modular Buildings with the three (3) conditions:

1. The modular buildings are painted a color to blend with the existing church building before occupancy.

2. The approval for the two modular buildings will expire on May 31, 2012 and must be reviewed and approved by the Planning Commission with City Council affirmation.
3. The classroom modular is not allowed for primary/secondary education class offered Monday through Friday.

Second by Ted Brandt. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Cricky Lang, yes. 8 yeas, 0 naes – *Approved*.

STAFF REPORT: Mary Holden welcomed Cricky Lang to the Planning Commission and thanked Jason Connell for his service.

OLD BUSINESS: Jeff Fitter asked if there were any plans to increase the number of storm water inlets on Northeaster Court. Christie commented that the developer had done some grading around an inlet to free it up and take on additional water so that it does not flow over land and onto Northeaster Ct. but she will visit the site and talk with the developer.

COMMISSIONERS REPORT: Frank Kutilek suggested adding some landscaping around the modular buildings.

Jeff Campbell commented that they have been parking utility trailers on the grass at Oasis Church.

All commissioners welcomed Cricky and thanked Jason.

ADJOURNMENT: Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

May 11, 2010

Arnold City Hall
2101 Jeffco Blvd.
Arnold, MD 63010
Planning & Zoning

Attn: Mary Holden

Re: Meeting tonight regarding Oasis Church located at 1595 Archer Dr.

Dear Mary,

I am writing this letter because it was just brought to my attention the meeting that is being held tonight regarding the 2-temporary modular buildings that Oasis Church wants to put on their property. The posting of this was put along Hwy 141 of course on their property but backs to the highway which in order to read this posting you must pull off of Hwy 141 on the shoulder which is a danger in itself. This needed to be posted at the entrance of our subdivision so all the property owners would have been better informed. On such short notice I thought if I wasn't able to attend this evening your office informed me I could fax a letter over to you to know that I along with my neighbors plead with you to reject Oasis Church request.

I have lived in this subdivision for 25 years and this situation with the Church not having their own access has been an ongoing problem for the residences that have had to endure the traffic from their activities. The traffic is also not narrowed down to just Sundays, there are functions there a few times during the week.

This Church has had a few different names over the years with all the same request..to add to the church, a preschool, an elementary school, an office etc. all of which would badly effect the residences in this subdivision and with each request we stood together to oppose their request because with each addition to this church comes additional traffic.

Through the years my children, along with neighborhood children playing it has been a constant fear of someone getting injured from a car entering or leaving our subdivision to get to 1595 Archer Dr. On a couple of occasions I have actually had to call the church to relay to their congregation how important it is to slow down. Sometimes it is so bad we have had to actually stop a few people and ask them to slow down...to consider the children. It is extremely bad when they are running late for the service and feel the need to go even faster through the subdivision.

There isn't any ill will towards Oasis Church, they have a beautiful piece of property and maintain it very well, and what the church and the residences of Sherwood Forest Subdivision have in common is the need for a separate entrance to their church for the safety and well being of our Subdivision. This situation with a church being put in a small subdivision like this with only access to this church is through our small subdivision street should never have happened to begin with.

Furthermore, I feel allowing trailers or modulares put on this beautiful property would be going back to 1985 when I first moved to the Arnold Community. I feel we have come along way to

beautify our city of Arnold. It has improved so much over the years which I commend Arnold City Hall's Planning & Zoning for listening to the people when making their decisions.

Please if you have any questions please feel free to call any time...

Glennia Pelizzaro
1560 Archer Dr.
Arnold, MO 63010
636-296-3027

Cell-314-560-9170

Thank you for your time.

Sincerely,

Glennia Pelizzaro