

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

MAY 12, 2015 / 7:00 P.M.

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## MINUTES

### PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:00 p.m. Mr. Sutton informed those in attendance as to the procedures by which the public hearing would be conducted.

**2015-10: CONDITIONAL USE PERMIT FOR TEMPORARY/VENDING STRUCTURE FOR SALE OF SELF SERVICE ICE AT 3673 W. OUTER RD:** Mr. Sutton read the staff report.

Robert Jones, applicant, feels this will be a good addition to the area. Feels businesses on both sides will benefit. Questioned the required shrubs and sidewalk.

Mary Holden explained that the shrub requirement is along the frontage of the building not the frontage of the lot.

Derrick Redhead stated that the city will work with the applicant on where to plant.

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 Andrew Sutton at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, John Tucker, Randy Hoselton (excused), Brian McArthur, Ralph Sippel, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused).  
8 voting members present, 2 excused.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Jeff Campbell to approve the agenda as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the April 14, 2015 (no meeting April 28, 2015) meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** Master Sergeant Robert Jones, 2316 Seckman Spring Ct., Imperial, MO asked for clarification of the variance schedule.

Mary Holden stated that the meeting will be scheduled for May 27<sup>th</sup> pending Planning Commission and City Council approval.

**7a. 2015-10 CONDITIONAL USE PERMIT FOR TEMPORARY/VENDING STRUCTURE FOR SALE OF SELF SERVICE ICE AT 3673 W. OUTER RD:** Jeff Campbell agrees this will be a good addition.

Frank Kutilek asked about the trash container. Mr. Jones stated a trash container will be provided.

John Tucker questioned the placement of the ice house with regard to the existing billboard sign. Andrew Sutton stated it will be located underneath the existing sign.

Motion by Jeff Campbell to approve 2015-10, Conditional Use Permit for a temporary/vending structure for sale of self service ice at 3673 W. Outer Rd. with the findings and six (6) conditions:

1. The conditional use permit will only go into effect upon the property owner successfully obtaining a variance to the front property width.
2. The property owner must submit an authorized cross access agreement with one of the neighboring property owners.
3. The applicant must stucco and paint the outside of the structure.
4. A contribution must be submitted for a 35' x 5' wide sidewalk at the road frontage.
5. Parking spaces must be resized to meet the required dimensions under the C-3 regulations.
6. Shrubs to be planted to code specifications along the front frontage.

Second by Brian McArthur.

Andrew Sutton asked the applicant if he understood the sign requirements based on the frontage. Mr. Jones stated he did and will work with staff.

Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Ralph Sippel, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, no; Todd Teuscher, yes. *7 yeas, 1 nay – Motion Approved.*

**STAFF REPORT:**

**8a. Proposed Sign Code Revisions:** Derrick Redhead read through the proposed sign code revisions.

John Tucker questioned if High School organizations are going to be affected by the section on living or human signs (referring to like when they hold a car wash fundraiser).

Derrick Redhead stated that this section would not affect non-profits.

Mary Holden stated this will likely be a complaint based enforcement issue, but we would never shut down an organization's fundraiser.

Jeff Campbell commented that he likes the proposed alternative i-a better than i-b.

Ralph Sippel stated that on Old Newsboy Day and Firemen collecting in their boots typically get into the right-of-way.

Mary Holden stated that they are a non-profit entity, not advertising in a sense.

Brian McArthur feels that 2 consecutive days is a little constrictive.

Del Williams stated he prefers the i-b alternative.

Andrew Sutton asked for a poll on whether i-a or i-b is preferred. Majority in favor of i-a.

**8b. Native Shrubs:** Mary Holden briefly addressed her staff report and asked if the Commission is comfortable with the list or are there others that need to be added or deleted.

Todd Teuscher needs to further review the list but feels they need to eliminate shrubs that sucker freely and are difficult to control in a commercial application. He will work with staff to revise the list.

**OLD BUSINESS:** Todd Teuscher commented that Chic fil a still have their plants staked and guide.

Mary Holden gave an update on the resident's complaints with regard to the proposed Engle duplex. She went through the GIS to determine who was owner/occupied and who was not; sent the inspectors out and the majority are in compliance and a few have some minor things to fix. It is not appear to be as bad as the residents were making it out to be.

**COMMISSIONERS REPORT:** Jeff Campbell expressed his concern about pavement elevations that might increase grade transitions at driveway entrances.

Mary Holden directed him to contact Ed Blattner with his concerns.

Brian McArthur reported that Council decided to look at incomplete subdivisions with regard to city street adoption. Council plans to work with subdivisions on a case by case basis.

Andrew Sutton commented that the Mattress Store now has a blow up gorilla out on the weekends.

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

Respectfully Submitted,



Todd Teuscher  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

DATE: 5/12/2015								
CALLED TO ORDER: 7:00 P.M.								
ADJOURNMENT: 7:45 P.M.								
	<b>ROLL CALL</b>	<b>2015-10 - APPROVED</b>						
DEL WILLIAMS	P	PY						
JOHN TUCKER	P	PY						
RANDY HOSELTON	EXCUSED							
BRIAN MCARTHUR	P	PY						
RALPH SIPPEL	P	PY						
TED BRANDT	EXCUSED							
FRANK KUTILEK	P	PY						
JEFF CAMPBELL	P	PY						
ANDREW SUTTON	P	N						
TODD TEUSCHER	P	PY						
MARY HOLDEN	P		NO VOTE					
CHRISTIE HULL-BETTALE	P		NO VOTE					
DERRICK REDHEAD	P		NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	EXCUSED		NO VOTE					

*Todd Teuscher*  
5/20/15