

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.

2013-10: QUATTRO DEVELOPMENT, CONDITIONAL USE FOR DENTAL CLINIC AT 2201 MICHIGAN AVE.: Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:05 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:05 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jason Fulbright, Cricket Whaley, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused), Dan Bish and Bob Sweeney. 10 voting members present.

REVIEW AND APPROVAL OF AGENDA: Amend agenda to reverse item 9 & 10.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the April 23, 2013 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2013-11: COMMERCIAL SITE PLAN FOR MIDWEST REGIONAL BANK, 1913 RICHARDSON ROAD: Brian McArthur read the staff report.

Mary Holden stated that she received a phone call from an adjacent property owner concerning the 3” tall median.

Joe Grimes, Grimes Consulting commented that they have been in contact with the adjacent property owner regarding the cross access easement.

Brian McArthur commented that the boarded up Sonic looks terrible. Mary stated they are in the process of getting a demo permit.

Frank Kutilek questioned a retaining wall. Mr. Grimes stated that is off the property.

Andrew Sutton asked if there will be a curb separating the lane going into the drive thru and the traffic exiting White Castle. Mr. Grimes stated there will be.

Ted Brandt questioned the safety of the cross access easements being so close to entrances off Richardson.

Todd Teuscher addressed some concerns he had on the Landscape Plan and gave suggestions of either shrubs or ground cover in the front and three trees to the north and south of the building.

Motion by Jeff Campbell to approve 2013-11 commercial site plan approval for Midwest Regional Bank at 1913 Richardson Road with the three (3) conditions.

1. Provide a copy of the vacation of easements before any building permits are issued.
2. Provide the adjacent owners approval for the partially blocked access easement along the north property line.
3. Shrubs or ground cover in the front and three (3) trees to the north and south of the building.

Second by Andrew Sutton. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Cricket Whaley, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 10 yeas, 0 nays – *Motion Approved.*

7b. 2013-09, COMMERCIAL SITE PLAN, QUATTRO DEVELOPMENT, 10,700 SQUARE FOOT COMMERCIAL BUILDING AT 2201 MICHIGAN AVE.: Brian McArthur read the staff report.

Mike Bios from Quattro Development brought revised plans.

Jeff Campbell asked if the storm water for this site was included in the storm water detention study for Walmart. Mary stated that the storm water goes to the regional detention.

Jeff Campbell questioned the size of the delivery trucks. Mike Bios stated there will be trash and Fed Ex trucks only.

Jeff Campbell disagrees with the dumpster location or angle. He feels it needs to be rotated or moved to facilitate truck access to the dumpster.

Brian McArthur suggested that if there is an extra parking space, take it out and shift the dumpster.

Frank Kutilek asked that in the future, he would like a plan showing the lot in question in relation to other lots.

Todd Teuscher asked that existing dead trees and shrubs be replaced as a condition.

Motion by Andrew Sutton to approve 2013-09, commercial site plan, Quattro Development, 10,700 square foot commercial building at 2201 Michigan Ave. with the one (1) revised condition:

1. Verify or revise the landscape plan so that all spaces are within 60 feet of a deciduous canopy tree. No more than 40% of one tree species is represented on the site. All existing dead trees and shrubs shall be replaced.

Second by Ted Brandt. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Cricket Whaley, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 10 yeas, 0 nays – *Motion Approved.*

8a. 2013-10, CONDITIONAL USE PERMIT, QUATTRO DEVELOPMENT, DENTAL CLINIC AT 2201 MICHIGAN AVE.: Ted Brandt asked the location of the dental office and who the other tenants will be. Mike Bios stated there will be a dental clinic, mattress store and an AT&T cell phone store.

Frank Kutilek asked for clarification as to which business needs to have the conditional use permit.

Brian McArthur revised the proposed use to a 4,200 square foot Dental Clinic. Other uses do not require a conditional use permit.

Motion by Jeff Campbell to approve 2013-10, conditional use permit, Quattro Development, 4,200 square foot Dental Clinic at 2201 Michigan Ave. with the one (1) condition:

1. Approval of the conditional use permit is contingent upon approval of the commercial site plan.

Second by Ted Brandt. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Cricket Whaley, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 10 yeas, 0 nays – ***Motion Approved.***

10a. RICHARDSON RIDGE VILLAS, STORM WATER AND LANDSCAPE PLAN APPROVAL: General discussion with Todd Teuscher stating he feels they have a good mix of plants; it will be colorful; trees are in functional spots. Todd gave some suggestions in order to add some diversity to the mix.

Todd Brandt questioned where storm water will collect and where will it drain. Dan Govero stated it will drain into the existing storm drain system in St. John's Crossing.

Brian McArthur questioned how heavy of a slope there is on north side. Brian asked if there are certain areas that they may have to disturb if they could put a little sod in order to keep the seed in place.

Jeff Campbell asked if they considered putting in a wet basin.

Motion by Jason Fulbright to approve 2012-23, Richardson Ridge Villas, storm water and landscape plan with the following six (6) comments:

1. All HDPE pipe must be labeled as PRIVATE.
2. Any pipe in the city right-of-way offsite easement must be Class III RCP.
3. All offsite storm culverts must be placed in easements. The easements must be for maintenance by the PRD, the City or neighboring property owners are not responsible for these pipes.
4. Provide proof of adjacent property owner's approval and coordination, via meeting and/or documentation.
5. The storm inlets covers shall be generic (this leads to stream). It should not be identified as MSD or COA.
6. All structures need 2' freeboard and 3' cover for all structures and pipe.

And two (2) conditions:

1. Sod is required on all slopes steeper than 3:1. The plan must be revised to reflect this condition of approval.
2. The minimum caliper for deciduous is 3". It appears the redbuds are 2 ½". All deciduous trees must be 3" caliper and shrubs must be a minimum of 5 gallons.

Second by Cricket Whaley. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Cricket Whaley, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 10 yeas, 0 nays – ***Motion Approved.***

OLD BUSINESS: Ted Brandt asked if the proposed liquor store is far enough away from the school. Mary stated that is is.

Bob Sweeney stated the regulation is 100' driveway to driveway.

Ted also asked if the new owners of Coach Mobile Home Park could update the park. Mary stated that they received a grant for some improvements.

9. STAFF REPORT:

a. DRAFT TREE PRESERVATION ORDINANCE: Brian McArthur asked if the HBA made a decision between 4" to 6" calipers. Emily with the HBA stated that they prefer 6" caliper for identifying.

Brian McArthur summarized the HBA meeting highlights.

General discussion.

Frank Kutilek asked how we enforce the tree ordinance; what are the penalties and how do we regulate.

COMMISSIONERS REPORT: Todd Teuscher asked why QT at 141 was demolishing their old driveway and what they have planned. Mary stated she would check.

Brian McArthur asked the status of DeClue Tree Service truck parking issue.

ADJOURNMENT: Meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Todd Teuscher
Planning Commission Secretary