

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.

2018-07: CONDITIONAL USE PERMIT, TIGER EXPRESS CAR WASH, 1384 JEFFCO: Mr. Sutton read the staff report.

Paul Wamser, 2444 Arnold Tenbrook Rd., commented that there is no information on the website regarding this application. Read a statement expressing his traffic concerns.

Cheryl Tilley, 1301 Ava Ln., expressed her traffic concerns.

Mary Dengl, 2363 Glenn, stated she already has erosion and asked where the runoff from the car wash will go.

Lawrence Mosley, 2353 Glenn, expressed erosion concerns.

Jeff Understahl, traffic concerns; objection to bringing in competition for his car wash.

Jeff from Colorado with the contract purchaser of this property addressed the traffic count numbers giving a comparison of what the car count would be if a fast food restaurant would be put instead of a car wash. The car wash is estimated to generate about 350 cars per day versus a fast food restaurant would generate roughly 1,600 to 1,800 to as high as 3,000 a day. Gas station would generate around 1,800 a day.

Steve Faller, 2605 Willow Dr., also expressed traffic concerns. Suggested there should be two left turning lanes and two right turning lanes to go onto Jeffco from Arnold Tenbrook. He also spoke about new type of car wash where they re-use the water and nothing goes down the drain.

Bob Lindsley, 1182 Jere Ln., stated that the Board of Adjustment passed their variance request last week. Mr. Lindsley expressed his concerns about the ingress and egress and storm water detention. Need to be cautious.

2018-16: MINOR RECORD PLAT, IMMACULATE CONCEPTION, 2300 CHURCH: Mr. Sutton read the staff report.

No public comment.

2018-18: MINOR RECORD PLAT, DENNIS DOERING, END OF ENGLE DRIVE.: Mr. Sutton read the staff report.

Norm Legens, 1763 Engle Dr., asked that in the future public hearing signs be put at the front of the subdivision since their roan dead ends.

Bob Sweeney stated that the location of where the signs are to be placed is dictated to us by Missouri Legislature and they state they must be placed on the actual property.

Shirley Waites, 1866 Engle Dr., expressed traffic concerns; road needs to be widened; trash truck can't even turn around.

There being no further questions or comments, the public hearing adjourned at 7:30 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:30 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia (excused), Brian McArthur, Alan Bess, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 7 voting members present, 3 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 24, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2018-07: CONDITIONAL USE PERMIT, TIGER EXPRESS CAR WASH, 1384 JEFFCO: Eric Kirchner with Cochran Engineering, 8 East Main Street, Wentzville, MO gave a brief presentation of the changes they have made since the last meeting. He stated that the entrance from Jeffco has been changed to a right in, right out. The entrance has been moved 40-50 feet further away from the entrance from Arnold Tenbrook. The entrance from Arnold Tenbrook has been moved further to the east away from the intersection to align with the short lane. They contracted Lochmueller Group and had a traffic assessment done. The landscape buffer behind the property has been extended further to the east to give those residents more protection.

John Tucker feels the three quarter left turn in from Arnold Tenbrook into the car wash will exacerbate the traffic problem.

Brian McArthur said it needs to be a right in and out only otherwise it will mess up the turn radius.

Jeff Campbell asked if they will be recycling the water. (will be discussed under the Commercial Site Plan).

Frank Kutilek questioned the traffic assessment asking if it was done per the city's requirements.

Bob Sweeney stated that there was no traffic study requirement for this application. The applicant did the assessment on their own because there were some concerns from the Commissioners.

Brian McArthur stated that even though a traffic study was not required he commends them for going that extra step in getting the assessment. It is very helpful.

Frank Kutilek argued that the traffic assessment does not follow the protocol that was established for a traffic study. This assessment may or may not be the same as a traffic study.

Mr. Sweeney again stated that there was no protocol set, because it was not a requirement.

Mr. Kutilek feels that just because they volunteered this assessment we don't have to accept it.

Andrew Sutton stated he disagreed because the city did not require it, they volunteered it. If the city had required a traffic study, then they could reject it if they did not follow the protocol the city established for a traffic study.

Motion by Brian McArthur to approve 2018-07, Conditional Use Permit for the Tiger Express Car Wash at 1384 Jeffco based on the findings and two (2) conditions:

1. Remove the 4 foot LED light from all the vacuum arms.
2. Provide Missouri American Water approval of the easement vacation, new easement dedication and relocated sewer main.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, no; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, no; Jeff Campbell, yes; Andrew Sutton, no. 4 yeas, 3 nays – ***Motion Approved.***

8a. 2018-08: COMMERCIAL SITE PLAN, TIGER EXPRESS CAR WASH, 1384 JEFFCO: Motion by Frank Kutilek to approve 2018-08, Commercial Site Plan, Tiger Express Car Wash, 1384 Jeffco with the three (3) existing conditions along with adding a fourth condition that a traffic study is required in accordance with the city's protocol.

Motion died for lack of a second.

Brian McArthur commented that you can't get any larger than a collector roadway so if there is a problem with cars stacking up, it is not the road, it is the timing of the light signal and someone needs to contact MoDot to have it adjusted. Brian also asked if they will be reclaiming the water.

Roland Bartels, 1213 Old Hwy. 63, Columbia, MO, explained that they will be reclaiming the water.

Brian McArthur also responded to a resident's comment about letting this car wash come in will ruin his business stating that the city cannot limit the number of car washes allowed in the city.

John Tucker is convinced that a left turn off of Arnold Tenbrook is going to be a traffic problem. He has no problem with the car wash coming into Arnold, he just feels that location will not be able to adequately handle the traffic that may be generated.

Jeff Campbell is concerned about the storm water since there are already issues.

Del Williams stated the only way he will vote for this development is to add condition #4. No left turn onto Arnold Tenbrook.

Brian McArthur verified that per our code, this size development does not need detention. Christie confirmed that it does not. Brian commented that we can request it but can't make someone put in detention if it's not required by law. Christie stated that they are providing for water quality.

Jeff Campbell asked if something about storm water could be put in the conditions.

Mary Holden stated that we cannot ask them to go about and beyond of what is required.

Bob Sweeney explained that the evidence shows that the storm water issues have been in existence for decades. This is not a new problem and this development has already said they will not be adding any additional storm water.

Jeff Campbell strongly suggested that some of the storm water issues be addressed.

Motion by Jeff Campbell to approve 2018-08, Commercial Site Plan for Tiger Express Car Wash at 1384 Jeffco based on the following five (5) conditions:

1. Approval of the Conditional Use Permit is contingent upon approval of the commercial site plan for the car wash and compliance with the Tree Preservation Ordinance should the subdivision not happen.
2. Remove the 4 foot LED light from all the vacuum arms.
3. Provide Missouri American Water approval of the easement vacation, new easement dedication and relocated sewer main.
4. No left turn will be allowed off Tenbrook into the development.
5. Strong consideration of storm water improvements.

Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, no; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, no; Jeff Campbell, yes; Andrew Sutton, no. 4 yeas, 3 nays – *Motion Approved.*

9a. 2018-16: MINOR RECORD PLAT, IMMACULATE CONCEPTION, 2300 CHURCH RD.: Motion by Brian McArthur to approve 2018-16, Minor Record Plat, Immaculate Conception, 2300 Church Rd. to consolidate six parcels into one with the following one (1) condition:

1. The parcel is rezoned to one zone district and the application is submitted prior to the City signing the plat.

Second by Alan Bess.

Jeff Campbell asked if everyone was comfortable making this R-5 Residential.

Frank Kutilek stated that a gentleman from the Archdioceses indicated to him that most of the other properties owned by the Archdiocese are zoned residential.

Bob Sweeney recommended that they add a condition #2 that the property be rezoned to R-5 Residential.

Brian McArthur amended his motion to add condition #2 that the property be rezoned to R-5 Residential. Alan Bess amended his second. Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays – *Motion Approved.*

b. 2018-18: MINOR RECORD PLAT, DENNIS DOERING, END OF ENGLE DR.: Dan Govero, Govero Land Services, 5929 Old State Road, Imperial, MO representing Dennis Doering gave a brief presentation stating the applicant is consolidating so a single family home can be built.

Motion by Jeff Campbell to approve 2018-18, Minor Record Plat, Dennis Doering, End of Engle Dr. Second by Del Williams.

Andrew Sutton asked if the applicant would be amenable to putting in a turn around since they are at the end of the street.

Mr. Govero stated the property is only two houses away from a “T” intersection. It would be difficult to put in a turn around.

Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays – *Motion Approved.*

10a. 2018-19: VARIANCE TO FENCING SETBACKS, 1130 HICKORY RIDGE TRIAL: Katie Forester, Mickes O’Toole, LLC, 12444 Powerscourt Dr., St. Louis, MO 63131, representing the applicant gave a brief presentation.

Motion by Jeff Campbell to approve 2018-19, variance request to fencing setbacks at 1130 Hickory Ridge Trail based on the findings. Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes. 7 yeas, 0 nays – ***Motion Approved.***

STAFF REPORT: Mary Holden commented that it has been an honor and pleasure working for the City of Arnold.

Bob Sweeney – No Report

Christie Hull-Bettale – No Report

Derrick Redhead – No Report

11. OLD BUSINESS/COMMISSIONERS REPORT: All the Commissioners thanked Mary Holden for her years of service, professionalism, advice, and the contribution she has made to the City.

12. ADJOURNMENT: Meeting adjourned at 8:25 p.m.

Respectfully Submitted,



Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	5/22/2018						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	8:25 P.M.						
		ROLL CALL	2018-07 - APPROVED	2018-16 - APPROVED	2018--08 - APPROVED	2018-18 - APPROVED	2018-19 - APPROVED
DEL WILLIAMS	P	Y	Y	Y	Y	Y	
JOHN TUCKER	P	N	Y	N	Y	Y	
ANTHONY SOFIA	EXCUSED						
BRIAN MCARTHUR	P	Y	Y	Y	Y	Y	
ALAN BESS	P	Y	Y	Y	Y	Y	
TED BRANDT	EXCUSED						
FRANK KUTILEK	P	N	Y	N	Y	Y	
JEFF CAMPBELL	P	Y	Y	Y	Y	Y	
ANDREW SUTTON	P	N	Y	N	Y	Y	
CHRIS FORD	EXCUSED						
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					