

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-10, Water Color Villas, planned residential development, 1803 Old Lemay Ferry
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 May 11, 2010
6. Questions from the floor
7. Zoning/Rezoning
 - a) 2010-10, Water Color Villas, planned residential development, 1803 Old Lemay Ferry
8. Staff Report
9. Old Business
10. Commissioners Report
11. 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.

2010-10: WATER COLOR VILLAS, PLANNED RESIDENTIAL DEVELOPMENT, 1803 OLD LEMAY FERRY: Brian McArthur read the staff report.

John St. Pierre, owns the creek bed and the adjacent subdivision is already pumping water into it. He would appreciate that no more water be pumped into this creek bed.

There being no further questions or comments, the public hearing adjourned at 7:06 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:06 p.m. The Pledge of Allegiance was recited by those in attendance.

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

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the May 11, 2010 meeting if there are no corrections. Second by Bryan Wucher. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: None

7a. 2010-10: WATER COLOR VILLAS, PLANNED RESIDENTIAL DEVELOPMENT, 1803 OLD LEMAY FERRY: Jeff Campbell likes the revisions and feels this is something needed in the community.

Dan Govero showed a slide presentation explaining the layout and amenities of this development.

Brian McArthur questioned the city's experience with underground detention.

Roy Wilde commented that he did visit one of their complexes and was very impressed.

Jeff Campbell questioned what size storage pipes would be used for the detention and how will they be maintained.

Dan Govero stated that the most efficient is a 10-foot diameter pipe and this one will be about 150 to 200 foot long. There will be manholes in order to get in and do maintenance.

Frank Kutilek commented on the solar panels and their locations. He also asked about the ADA compliance for the handicapped.

Bryan Wucher asked if the geothermal would be open loop or closed loop with the wells. Mr. Werner stated they would use the closed loop system.

Cricky Lang questioned what the \$435 a month includes for the residents. Mr. Werner stated that includes their rent, utility bills, trash pickup and other services they offer. Cricky also asked if residents could do their own plantings. Mr. Werner stated that the landscaping is done in house.

Motion by Del Williams to approve 2010-10, Water Color Villas, Planned Residential Development, 1803 Old Lemay Ferry with the ten (10) conditions:

1. The streets will be private in the development and we would like that indicated on the plans.
2. The flared end section (discharge point) be pulled off the property line
3. Indicate that the minimum landscape size as 3" diameter for deciduous trees and five-gallon minimum for bushes.
4. We strongly recommend additional plant material and possibly consult with a landscape architect or horticulturist.
5. Dimension the parking space width on the plans. The length is already indicated.
6. We asked the applicant what was used in determining the location of the entrance, specifically; wanting to ensure AASHTO was referenced. Please provide this information.
7. Pull new grades at least 15 feet off the property lines, or where it is deemed unattainable, may remain with approval of our Community Development Engineer.
8. Provide architectural renderings of all building types proposed. Include material and colors.
9. We strongly recommend the massing of the buildings be broken up by off setting the units. In addition or instead of breaking the massing of the building, the buildings themselves could be staggered to avoid a "canyon" effect. By doing both, a better curb appeal and community sense will be provided.
10. Please indicated "TBR" on all structures to be removed, i.e. sheds, cistern, etc. Others have been identified, but the sheds and cistern have not.

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

STAFF REPORT: Mary Holden welcomed Bryan Wucher to the Planning Commission.

OLD BUSINESS: Frank Kutilek asked the status of the modular buildings at Oasis Church. Mary stated that the City Council exercised their power of review and there will be a public hearing held on June 17th.

Roy Wilde asked the status of the driveway paving at 2214 Tenbrook. Mary stated that they have put up escrow money and will get that back when the paving is done.

COMMISSIONERS REPORT: Commissioners all welcomed Bryan Wucher.

Commissioners expressed their thoughts and sympathy at Frank Pointer's passing.

Jeff Campbell complimented the Council on picking up on the landscaping and skirting on the proposed trailers for Oasis Church.

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

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

