

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.

2016-18: MINOR RECORD PLAT, 2162 FRANCIS DRIVE: Mr. Sutton read the staff report.

Mr. Bandev Nawaz, owner of 2162 Francis Drive, presented his plan to divide his lot.

Helen Joannes, 2178 Francis, asked how the lot will be divided. She also expressed her objections since they are not equal lots; too small; private streets, concern of traffic congestion.

There being no further questions or comments, the public hearing adjourned at 7:07 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:07 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker, Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 10 voting members present.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the October 11, 2016 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2016-18: MINOR RECORD PLAT, 2162 FRANCIS DR.: Mary Holden gave a brief update stating that conditions No. 1, 2, 3, 5 & 7 have been met; and based on new information, she would like the following conditions added:

- Undergrounding any utilities to existing home as well as any new home.
- Board of Adjustment must approve variance to the minimum lot frontage requirement.

Jeff Campbell is concerned that by subdividing this lot, it will make this the smallest lot in the subdivision. He is against this as proposed.

Brian McArthur commented that based on the location of the existing house, the lot was never intended to be subdivided. Too small.

Del Williams feels this barely meets the square footage requirement for the neighborhood.

Mary Holden stated the zoning is R-5 and the lot meets the overall square footage but is two (2) feet narrower which the applicant is seeking a variance for. The lot is 2,900 s.f. smaller than adjacent properties.

Motion by Jeff Campbell to deny 2016-18, Minor Record Plat for 2162 Francis Dr., based on the premise that subdividing the lot would not fit with the existing lot widths and would be a detriment to the surrounding properties. Second by Brian McArthur. Roll call vote: Del Williams, no; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, no; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, no; Todd Teuscher, yes. 7 yeas, 3 nays –
Motion to Deny Approved.

8a. 2016-08: OAK BRIDGE LANDSCAPE PLAN, 1989 RICHARDSON ROAD: Dennis Dyes and Senior Pastor Tom Noblitt with Oak Bridge Community Church, presented their landscape plan.

Jeff Campbell asked if they are proposing curbed islands.

Todd Teuscher suggested expanding on the 10 foot diameter space if possible.

Motion by Del Williams to approve 2016-08, Oak Bridge Landscape Plan, 1989 Richardson Road with the one (1) condition:

1. Deciduous trees plantings must be 3” minimum caliper.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes.
Motion Approved.

9a. 2016-14: PLANNED RESIDENTIAL DEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS – CONTINUATION OF REVIEW: Gene Fribis, Fribis Engineering, 1929 Richardson Road, introduced Tom Cumming, Payne Family Homes and Shawn White, Traffic Engineer with CBB. Mr. Fribis stated that they are proposing improvements at the Tomahawk Intersection to improve site distances. The adjacent property owner has petitioned to be annexed into Arnold which will complete the project. Fox School District stated they will provide bus pick up from inside the subdivision; 4 to 5 stops. Sewers will be extended north and south to Rock Creek Sewer District. Mr. Fribis also addressed the tree preservation plan.

Brian McArthur – concerned about Ameren line/easement and huge amount of pavement they will drive over at subdivision entry. They will be bringing in large transformers for sewer substations.

Gene Fribis – will design pavement to accommodate large loads per Ameren based on axel loads and length of trailers.

Alan Bess – asked for Ed Blattner’s comments on the traffic report.

Mary Holden stated the staff report addresses Ed’s comments such as cut-fill ratio and quantity of dump truck trips anticipated. Owner/designer does not have that information yet. Ed asked about blind spots and road elevations as well as brush on adjacent property that blocks views.

Gene Fribis stated they will have a balanced cut-fill ratio on site to minimize dump truck trips.

Del Williams wants entrances widened or road widened for turns into subdivision.

Frank Kutilek questioned why sidewalks are only on one side.

Mary Holden stated that walks are 6 foot wide on residential street for lower traffic volumes.

Frank Kutilek – skeptical about the traffic study.

Jeff Campbell – concerned about the high density of subdivision in a large lot area and the impacts that it may have on traffic as well as appearance.

John Tucker – concerned with 6 foot side yards especially with value of the homes proposed. Also questioned why sidewalks are only on one side.

Tom Cummings explained that sidewalks are only on one side in order to provide more green space while keeping function.

Andrew Sutton - asked about the gazebos as well as their maintenance. Also asked the price range of homes.

Tom Cummings – the gazebos will be without restrooms. Price range will be \$200,000 to \$400,000 – cannot give exact range at this time.

Brian McArthur – concerned of the number of conditions still to be answered. Concerned about storm drainage crossing yards; discharging off site and causing future problems.

Mary Holden stated there is no storm water plan at this time.

Tom Cummings – Design Team plans to add diffuser and level spreader as storm energy dissipater. Mr. Cummings stated he had discussed Tree Preservation options with city staff. The design team has an Ecological Scientist to identify the typical representative acres to study. City staff asked for minimum of 3 acres.

Brian McArthur – is fine with developer's proposal to work with city on fair representative tree survey area. Brian asked Mary how many of the conditions have been met.

Mary Holden – conditions 2 – 9 have been met; condition 1 and 10 are technical; conditions 1,11,12,13 & 14 are outstanding.

Tom Cummings asked for the lane widening to entry be removed as a condition as the traffic engineer/study testified that it is not needed for traffic.

Andrew Sutton summarized the major points/concerns the Commissioner's need addressed:

- Entranced widened
- Density
- Tree Preservation Ordinance
- Storm water detention and how it is discharging.

Brian McArthur would like to see improvement plans.

Mary Holden stated the Commission will see the final PRD and can add further conditions.

Motion by Ted Brandt to TABLE 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads in order for Developer to address the density, storm water, tree preservation and entrance widening and come back with an alternative proposal. Second by John Tucker.

Del Williams feels this review has come too far to “table” the project at this point.

Roll call vote: Del Williams, no; John Tucker, yes; Anthony Sofia, no; Brian McArthur, no; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, no. 6 yeas, 4 nays – ***Motion to Table Approved.***

STAFF REPORT

- a. **Traffic Studies Ordered by City and Paid by Developer:** Mary Holden stated that Brian McArthur has suggested the City consider hiring traffic engineers and then have the developer reimburse us. Council has asked for Planning Commission’s comments and the will discuss it at a Worksession.

Brian McArthur stated he feels this would take any bias concerns away if an engineer does the study that was not hired by the developer.

Frank Kutilek agrees with Brian but feels there could be problem with the city using the same traffic engineer over a period of years developing a relationship with some of the developers. He does feel that a year after a project is completed; the efficacy of the original traffic study should be checked to make sure it was correct.

Del Williams commented that when you start a subdivision, it can take up to 10 years to complete, therefore; it would be hard to follow up. It’s a matter of trust.

Bob Sweeney commented that Engineers have a fiduciary obligation and would lose their license if they provided false data regardless of their relationship with a developer.

Poll taken to recommend that City Council move forward with discussing hiring an independent traffic engineer at a Worksession. Voice vote – ***Unanimously Approved.***

OLD BUSINESS/COMMISSIONERS REPORT: None

ADJOURNMENT: Meeting adjourned at 8:47 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 11/8/2016							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT: 8:47 P.M.							
	ROLL CALL	2016-18 - DENIED	2016-08 - APPROVED	2016-14 - TABLED			
DEL WILLIAMS	P	N	Y	N			
JOHN TUCKER	P	Y	Y	Y			
ANTHONY SOFIA	P	Y	Y	N			
BRIAN MCARTHUR	P	Y	Y	N			
ALAN BESS	P	N	Y	Y			
TED BRANDT	P	Y	Y	Y			
FRANK KUTILEK	P	Y	Y	Y			
JEFF CAMPBELL	P	Y	Y	Y			
ANDREW SUTTON	P	N	Y	Y			
TODD TEUSCHER	P	Y	Y	N			
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE					