



PLANNING COMMISSION MEETING CONDUCTED VIRTUALLY NOVEMBER 10, 2020

MINUTES

Due to Federal, state, county, and municipal emergency orders related to the coronavirus (COVID-19) pandemic, this meeting was conducted virtually in compliance with applicable regulations.

REGULAR SESSION

1. **CALL TO ORDER:** The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:01 p.m.
2. **ROLL CALL OF COMMISSIONERS:** Phillip Hogan, Justin Lurk, Chad Miller, Jeff Campbell, Frank Kutilek, Del Williams, Brian McArthur, Alan Bess, Steve Buss (*arrived at 7:09 pm*) Andrew Sutton.
STAFF PRESENT: David Bookless (Community Development Director), Christie Hull-Bettale (Planner), Sarah Turner (Planner), Robert Sweeney (City Attorney).
3. **APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the October 27, 2020 meeting. Second by Del Williams. *Voice vote:* Approved 9-0.
4. **PUBLIC HEARINGS:**
 - a. **PC-2020-24 Building and Site Design Standards:** Motion by Campbell to open the public hearing. Second by Williams. *Voice Vote – Unanimously approved (9-0).* Mr. Bookless presented the Staff Report and presented a variety of images related to the subject. Bookless concluded his report by requesting that that the Commission keep the hearing open to a future meeting, think about the slides shown, consider building and site design elements they may see elsewhere, and return with comments and questions. Sutton commented that this project has vital importance to Arnold as it will have lasting effects on the City's character. He stressed that the Commission need not rush their discussions and should take as much time as necessary. Motion by Campbell to keep the public hearing open. Second by Williams. *Voice Vote – Unanimously approved (10-0).*
 - b. **PC-2020-25 Jefferson Franklin Community Action Corporation (CUP):** Motion by Campbell to open the public hearing. Second by Williams. *Voice Vote – Unanimously approved (10-0).* Ms. Turner presented the Staff Report. Turner concluded her presentation by recommending favorable consideration of the conditional use permit subject to conditions contained in the report. The applicant's representative, Nicole Batten, introduced herself, stressed the vital need for "Head Start" services in the area, and offered to answer any questions. Mr. Williams stated that he thought the service was indeed vital to families in the area. There were no questions from the public or the Commission. Motion by Campbell to close the public hearing. Second by Williams. *Voice Vote – Unanimously approved (10-0).*
5. **SITE PLANS, PLATS, OTHER BUSINESS:**
 - a. **PC-2020-23 Shelton Landscape & Maintenance (Amended Site Plan):** Ms. Hull-Bettale presented the Staff Report. Hull-Bettale concluded her presentation by recommending favorable consideration of the amended site plan subject to conditions contained in the report. The applicant's representative, Mike Doering, introduced himself and offered to answer any questions. There were no questions from the public or the Commission.

6. ADJOURNMENT OF REGULAR SESSION: Adjourned by Sutton at 7:35 p.m.

EXECUTIVE SESSION

7. NEW BUSINESS:

a. PC-2020-25 Jefferson Franklin Community Action Corporation (Head Start): Motion by Campbell to recommend approval to the Council with conditions contained in the Staff Report. Second by Williams. No further discussion. *Roll call vote:* Phillip Hogan, Yes; Justin Lurk, Yes; Chad Miller, Yes; Jeff Campbell, Yes; Frank Kutilek, Yes; Del Williams, Yes; Steve Buss, Yes; Brian McArthur, Yes; Alan Bess, Yes; Andrew Sutton Yes. 10 yeas. – Motion Approved.

b. PC-2020-23 Shelton Landscape & Maintenance: Motion by Campbell to recommend approval to the Council with conditions contained in the Staff Report. Second by Williams. No further discussion. *Roll call vote:* Phillip Hogan, Yes; Justin Lurk, Yes; Chad Miller, Yes; Jeff Campbell, Yes; Frank Kutilek, Yes; Del Williams, Yes; Steve Buss, Yes; Brian McArthur, Yes; Alan Bess, Yes; Andrew Sutton Yes. 10 yeas. – Motion Approved.

8. ANNOUNCEMENTS: Bookless announced the next meeting of the Commission (December 8).

9. ADJOURNMENT: Motion by Campbell to adjourn. Second by Williams. Voice Vote – Unanimously approved. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary