

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

NOVEMBER 12, 2013 / 7:00 P.M.

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.

2013-27: COMMERCIAL CENTER SIGN, 2231/2233 MICHIGAN AVE., CONDITIONAL USE PERMIT: 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, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish and Bob Sweeney. 8 voting members present, 1 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the October 22, 2013 meeting as presented. Second by Andrew Sutton. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2012-40, TREE PRESERVATION ORDINANCE: Mary Holden commented that it was one year ago today that the Planning Commission first started talking about this ordinance. Revisions have been made.

Motion by Andrew Sutton (prevailing side) to remove 2012-40, Tree Preservation Ordinance from the table in order to reconsider. Second by Jeff Campbell.

General discussion of the benefits of the ordinance for the City of Arnold.

Mary Holden stated that the City Council will review this Thursday night and asked the Commissioners to attend.

Motion by Ted Brandt to approve 2012-40, Tree Preservation Ordinance. Second by Andrew Sutton.

Del Williams commented that often times the Planning Commission will pass something and the Council will shut it down, so as a general principal, he will vote no on the Tree Preservation. He wants the Council to make the decision on this without a 100% yes vote from the Planning Commission.

Roll call vote: Del Williams, no; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, no; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Tuescher, yes. 6 yeas, 2 nays – *Approved*.

8a. 2013-25, COMMERCIAL SITE PLAN, WOODLAND VILLAS, 2012 OLD MISSOURI STATE RD.: Tim Baker, Cole & Associates, presented the plans for Assisted Living Addition.

Greg Spence and Jerry Cooper (Architect) talked about being licensed for assisted living; room sizes and arrangements.

Todd Teuscher gave recommendations and suggestions on their landscaping.

Motion by Jeff Campbell to approve 2013-25, Commercial Site Plan, Woodland Villas, 2012 Old Missouri State Rd. with the following two (2) conditions:

1. Any conditions outstanding or ongoing as specified in the conditional use permit.
2. Building lighting, if any, is subject to staff review. No bare bulbs are allowed; lighting shall be screened or shielded to cast light in a downward direction.

Second by Del Williams. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Tuescher, yes. 8 yeas, 0 nays – *Approved*.

9a. 2013-27, CONDITIONAL USE PERMIT FOR COMMERCIAL CENTER SIGN, 2231-2233 MICHIGAN AVE.: Motion by Jason Fulbright to approve 2013-27, Conditional Use Permit for Commercial Center Sign at 2231-2233 Michigan Ave. with the one (1) condition:

1. The sign must be setback ten feet from the property lines.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; Jason Fulbright, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Approved*.

STAFF REPORT: Mary Holden wished everyone a Happy Thanksgiving and commended the Commissioners on their work on the Tree Preservation Ordinance.

Bob Sweeney reported that the Missouri Supreme Court upheld the Schweig decision with regard to MSD's storm water utility.

OLD BUSINESS: None

COMMISSIONERS REPORT: Ted Brandt informed everyone that Roy Wilde had a stroke.

Andrew Sutton thanked the Commission and Staff for their hard work on the Tree Preservation Ordinance.

ADJOURNMENT: Meeting adjourned at 7:44 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Todd Teuscher".

Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 11-12-13 CALLED TO ORDER: 7:03 ADJOURNMENT: 7:44	ROLL CALL	2012-40	2013-25	2013-27				
DEL WILLIAMS	P	N	Y	Y				
JASON FULBRIGHT	P	Y	Y	Y				
BRIAN MCARTHUR	P	Y	Y	Y				
RALPH SIPPEL	P	N	Y	Y				
TED BRANDT	P	Y	Y	Y				
FRANK KUTILEK	E	E	—					
JEFF CAMPBELL	P	Y	Y	Y				
ANDREW SUTTON	P	Y	Y	Y				
TODD TEUSCHER	P	Y	Y	Y				
MARY HOLDEN	P	6-2 8-0 8-0 NO VOTE						
CHRISTIE HULL-BETTALE	P	NO VOTE						
DAN BISH	P	NO VOTE						
CITY ATTORNEY ROBERT SWEENEY	P	NO VOTE						

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