

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-23, Conditional Use Permit for 1595 Archer, Oasis Church, revised location of one modular building
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 October 26, 2010
6. Questions from the floor
7. Conditional Use Permit
 - a) 2010-23, 1595 Archer, Oasis Church, revised location of one modular building
8. Staff Report
 - a) Update on Minimum Square footage
9. Old Business
10. Commissioners Report
11. Adjournment

HAVE A HAPPY THANKSGIVING!

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

NOVEMBER 9, 2010 / 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.

2010-23: CONDITIONAL USE PERMIT FOR REVISED LOCATION OF ONE MODULAR BUILDING, OASIS CHURCH, 1595 ARCHER: Brian McArthur read the staff report.

Power Point presentation by Mark Doering, Doering Engineering and Pastor Mike Costello.

Mike Heimos, 1417 Sterling Pines, concerned that Arnold is trying to upgrade their image and right now this looks like a trailer on a hill.

Tom Kreyling, 1588 Kingsway Dr., was in favor of the original plan but concerned as to why the engineer did not realize there is a grade issue. Concerned this was supposed to be a temporary measure until they could build an addition and it appears this is restricting the opportunity to put the building addition on.

There being no further questions or comments, the public hearing adjourned at 7:19 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:19 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Cricky Lang (excused), Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale. 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 October 26, 2010 meeting if there are no corrections. Second by Bryan Wucher. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2010-23, 1595 ARCHER, OASIS CHURCH, REVISED LOCATION OF ONE MODULAR BUILDING: Jeff Campbell concerned with layout. Would not have supported last time as shown now. Not in favor of approving this request.

Bryan Wucher agrees with Jeff Campbell. Bryan would be more in favor if the building were to be moved back up the parking lot were the office was going to be sitting.

Jeff Fitter cannot imagine that when the planning and engineering was going on that no one stopped to look at the topography to determine potential problems. Planting trees along both sides will not change the look of it.

Brian McArthur questioned if city staff gave authorization for them to move the location of the trailer. Mary Holden stated that apparently there was a communication issue.

Mark Doering explained that the engineer did know the grades had to be resolved in order for the site pads to work. Between the Engineer and Architect, the Architect didn't get the stuff back to the Church and the Church went forward and the Church not being in the construction business did the best they could. When they saw there was a problem they contacted him to get re-involved.

Pastor Costello explained that they brought in the modular buildings, realized there was a problem, called Mary Holden and she said she needed to see revised plans; called Architect and submitted new plans and was told the new plans would be put with the file. His interpretation was that everything was okay to proceed. When they called the inspector the following week is when they were told there was a problem with the new location.

Jeff Fitter pointed out a couple of alternate suggestions that would place the modular on the side of the parking lot where a concrete or rock path could be made to the trailer in order to keep children from walking across the parking lot.

Brian McArthur doesn't like the position it is in but it appears there was some miscommunication.

Ted Brandt asked in the original position, how tall would the retaining wall need to be. Mark Doering stated it would be about 6 to 8 feet. Ted then asked how high would the modular building set on top of the wall. Mark Doering stated about 10 feet.

Jeff Campbell is seeing a discrepancy of about 5 feet from where they have it now in height versus moving it back behind the front line. In Jeff's opinion, it would be more appealing seeing an end view of the building rather than a full side view. It is blocking the view of the church, which is a nice structure. Visually, they are doing themselves and injustice by having the modular located there.

Bryan Wucher questioned how much larger this current trailer is. Mark Doering stated the new trailer is about 12 foot longer and 5 foot wider. New one is about 2000 s.f. – original one was about 1400 s.f.

Ted Brandt questioned if it would be feasible for the Church of grade it down. Mark Doering stated that could be done but does not know the cost.

Motion by Jeff Campbell to “table” 2010-23, conditional use permit for 1595 Archer, Oasis Church, revised location of one modular building in order to re-evaluate the layout. Second by Bryan Wucher. Roll call vote: Del Williams, yes; Jeff Fitter, yes; Bryan Wucher, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes. 7 yeas, 0 nays – ***Tabled.***

STAFF REPORT: Mary Holden reported that the City Council voted and lowered the minimum square footage to 1,080.

Brian McArthur expressed his aggravation. When he met with Jim Edwards, Bill Moritz the HBA and two people from the Carpenters Council he understood that Council would make a motion to bring it back to Planning Commission to discuss further data. Brian stated he has always supported the Council but this is wrong when he was told one thing and they go ahead and do what they want.

Mary Holden reported that the Comprehensive Plan Update is going well. December 8th will be the first open house to get input. Should be going live with our own web site for the Comprehensive Plan Update and survey.

Christie Hull-Bettale reported that Strawberry Ridge submitted their grading plan amendment.

OLD BUSINESS: None

COMMISSIONERS REPORT: Jeff Campbell commented on all the research that went in on the square footage minimum and would challenge someone to show the Planning Commission additional information as to why this should be changed. Jeff stated that they actually went 100 s.f. less than what the averages were telling them. To not come back and show additional information is wasting the Commission’s time and if we are not going work together why are we hear.

Jeff Fitter applauds the City Council for not bringing the politics to the Planning Commission but past that, if politics are going to rule what the City of Arnold does, there is absolutely no reason for the Planning Commission. Jeff Fitter would like to ask the Council member that submitted the new motion to come before the Planning Commission and explain why he made that decision and why he choose not to go with the Planning Commission’s recommendation.

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Jeff Fitter commented that he informed a picketer in Arnold Commons that having the sign stuck in the ground while he sat in his truck is against City Ordinance. The picketer stated they did not know this and then he stood holding the sign in the roadway. Jeff would like to submit something to the City Attorney to find out what our liability is and then write a letter to the unions asking them to cease and desist due to the possibility of someone getting hit.

ADJOURNMENT: Meeting adjourned at 9:04 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

