

MINUTES

PUBLIC HEARING

The public hearing of the Arnold Planning Commission was called to order by Acting Chairman Jeff Campbell at 7:00 p.m. Mr. Campbell informed those in attendance as to the procedures by which the public hearing would be conducted.

2016-14: PLANNED RESIDENTIAL DEVELOPMENT, PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS: Mr. Campbell read the staff report.

Gene Fribis, Fribis Engineering, 1929 Richardson Road, presented the plan. The site is 52.45 acres and 158 lots are proposed. Access to the site will be from Lonedell/Pomme Roads intersection and a relocated Tomahawk Drive. Lot sizes range from 6,000 to 12,293 square feet. Some unique features will include gazebos and walking trails.

Shawn White, Traffic Engineer with CBB, 12400 Olive Blvd., provided an overview of the traffic study which included new counts that were collected in September.

Annette Ray, 1007 Paula Drive – disturbed over the destruction of this property and woods. Wants to know if there will be an alley behind her house.

Morton Kelly, 1709 Pomme – there will be 300 kids getting on and off school buses. It is hard to get out of his driveway because of bad traffic. There is no protection, no curbs, high speeding traffic, 6 feet of storm water runs through his yard.

Bryan Schweiss, 3800 Peaceful Valley – questions lack of shoulders and the utility poles that are inches to the side of the road. What is procedure for the City of Arnold to review roads and make improvements?

Judy Taylor, 2265 Lonedell – concerned about the existing traffic volumes on Lonedell which is a narrow winding road.

Matt Dornseif, 2260 Lonedell – traffic is dangerous for backing out of driveway. No sight distances over steep hills. The streets need to be widened and the hills reworked.

Kevin Blank, 2266 Lonedell – views are blocked by vegetation. Wife was hit while backing out.

Jeffrey Hesser, 1890 Pomme Rd. – kids walking do not look and walk along edge of roads. It would be nice if the City would start budgeting for sidewalks to be installed along Pomme and Lonedell; connect to Rec Center, etc. Get them installed over the next 10-15 years to make it safe for kids.

Mike Lawter, 1315 Jamie Ct. – not against development but questioned what kind of buffer will be along his back yard.

Annette Ray – also questioned the width of buffer. She wants some green space.

Butch Cooley, Ward 4 Councilman, 2145 Lonedell Rd. – has lived there since 1968. Has problems getting out of his driveway. Traffic along Lemay Ferry will not stop to let Pomme people turn onto Lemay Ferry. Pomme is still an old farm road, barely improved. He would like the lots wider than 50 feet and the entry near the school needs to be improved.

Brian Schweiss – asked for house square footages and open space percentage. Mary stated that they are proposing that 9.4 acres will be left an open space and undisturbed.

Butch Cooley – asked if residents can use Ameren easements. Mary answered yes and Ameren is aware of that and looking it over.

Brian Schweiss – does Arnold have minimum lot sizes and how does that affect house sizes?

Sherry Edwards, 1010 Paula Dr. – loves the woods. Something needs to be done to improve the roads.

Ralph Ott, property owner – the woods are on his property but would like to see as many preserved as possible. Project is good for the city and for him.

2016-16: ZONING CODE AMENDMENT TO THE DEFINITIONS AND C-2 AND C-3 COMMERCIAL DISTRICT REGULATIONS REGARDING MASSAGE ESTABLISHMENTS: Mr. Campbell read the staff report.

There being no further questions or comments, the public hearing adjourned at 7:53 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Jeff Campbell at 7:53 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker (excused), Anthony Sofia, Brian McArthur, Alan Bess, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 7 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Brian McArthur requested reversing items 7 and 8 on the agenda as well as correcting the year to 2016.

Motion by Del Williams to approve the agenda with the suggested amendments. Second by Brian McArthur. Voice Vote – 6 yeas, 1 nay - *Motion Approved.*

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the September 13, 2016 meeting as presented. Second by Ted Brandt. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2016-14: PLANNED RESIDENTIAL DEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN FOR THE OTT PROPERTY AT LONEDELL AND POMME ROADS: Del Williams feels there are too many lots. These small lots put the houses too close together. Residents of the development should have access to the school. Entrance at Pomme should be 4 lanes for a considerable number of feet to help with the issue of busses blocking the street.

Alan Bess feels traffic safety is a big issue that must be addressed.

Ted Brandt also feels that the lot sizes are too small. He likes the concept, but not the narrow lots and the setback from the street.

Brian McArthur explained that a PRD allows some design give and take. Developer gets more lots and saves more land for drainage and tree coverage. Concerned about Ameren's comment that there could be up to a 100,000 pound vehicles driving on the streets. Likes the 35% tree preservation proposal. Has doubts that the transportation study's vehicles per home covers the number of workers in the neighborhood. It's hard to understand that this development will generate such a minimal impact.

Shawn White explained that the numbers are from Standard engineering Studies and used nationwide to figure traffic generation from neighborhoods.

Ted Brandt asked about the retaining walls.

Gene Fribis stated the retaining walls will be segmental block. The current color choice is pecan. Final selections will be made at a later date. Pathway material by recommendation of Ken Smith of Mastodon State Park. Native materials. Small limestone screenings for a natural appearance, larger materials for low areas so material will not be washed away.

Brian McArthur asked about the size and prices of the proposed houses.

Gene Fribis stated that the prices will be between \$225,000 and \$350,000. Houses will be 65' deep by up to 48' wide.

Brian McArthur also recommended running the roof drains down into the collection areas used for storm water.

Jeff Campbell is concerned with the lot sizes.

Todd Teuscher asked if there might be any opportunities to save large trees around the homes.

Motion by Del Williams to table 2016-14, Ott Property, Planned Residential Development, Lonedell and Pomme Roads, until additional information is provided. Second by Alan Bess. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion to Table Approved.*

7b. 2016-16: ZONING CODE AMENDMENT TO THE DEFINITIONS AND C-2 AND C-3 COMMERCIAL DISTRICT REGULATIONS REGARDING MASSAGE ESTABLISHMENTS: Motion by Brian McArthur to approve 2016-16, Zoning Code Amendment to the definitions and C-2 and C-3 Commercial District Regulations regarding Massage Establishments based on the findings. Second by Alan Bess. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion Approved.*

8a. 2016-11: RAISING CANE'S, LANDSCAPE PLAN – CONDITION OF APPROVAL, 1163 JEFFCO BLVD.: Todd Teuscher recommended adding flowering perennials to the mix to add color and life to the landscaping. Replace the Cotoneaster with flowering perennials; close to the building in the current Cotoneaster location would be a good spot for a tree; along the drive thru against the curb are red knockout roses that will get 3 to 4 foot tall. He recommends taking out the first row of them and put in a lower ground cover so people can see around the curb; the sod area at the drive thru is another area that would benefit from adding some color and height to it.

Motion by Del Williams to approve 2016-11, Raising Cane's Landscape Plan – Condition of Approval, 1163 Jeffco Blvd. with the condition that shrubs are a minimum of five gallons and with the above mentioned recommendations. Second by

Anthony Sofia. Roll call vote: Del Williams, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays – *Motion Approved.*

STAFF REPORT: None

OLD BUSINESS/COMMISSIONERS REPORT: None

ADJOURNMENT: Meeting adjourned at 8:47 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:	10/11/2016						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	8:47 P.M.						
		ROLL CALL	2016-14 - APPROVED	2016-16 - APPROVED	2016-11 - APPROVED		
DEL WILLIAMS	P	Y	Y	Y			
JOHN TUCKER	EXCUSED						
ANTHONY SOFIA	P	Y	Y	Y			
BRIAN MCARTHUR	P	Y	Y	Y			
ALAN BESS	P	Y	Y	Y			
TED BRANDT	P	Y	Y	Y			
FRANK KUTILEK	EXCUSED						
JEFF CAMPBELL	P	Y	Y	Y			
ANDREW SUTTON	EXCUSED						
TODD TEUSCHER	P	Y	Y	Y			
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DERRICK REDHEAD	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	EXCUSED	NO VOTE					