

MINUTES

PUBLIC HEARING

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

2017-18: CONDITIONAL USE PERMIT FOR SALES TRAILER AT HENLEY WOODS SUBDIVISION (OTT PROPERTY), PAYNE FAMILY HOMES, LONEDELL AND POMME ROADS: Mr. Kutilek read the staff report.

Gene Fribis, Fribis Engineering stated that he and Bill Allen with Payne Family Homes were in attendance if there were any questions.

Matt Dornseif, 2260 Lonedell, complained about the rock and mud all down Lonedell and in his driveway from this development. Mary Holden commented that we are aware of the issue. Mr. Dornseif also commented that there is mud all over the street from the two houses being built on Engle.

There being no further questions or comments, the public hearing adjourned at 7:09 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Vice Chairman Frank Kutilek at 7:09 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 (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton (excused), Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 8 voting members present - 2 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 10, 2017 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: Annette Ray, 1007 Paula Dr., asked when they would start grading the property. Bill Allen stated it should be spring or early summer depending on the weather.

Matt Dornseif, 2260 Lonedell, questioned if there was any money allocated to take care of Lonedell from all the tractor trailers driving over it every day. Mary Holden stated if the road is damaged, the city would take care of it. Brian McArthur commented that the City Council is currently working on a traffic generation fee.

7a. 2017-18: CONDITIONAL USE PERMIT FOR SALES TRAILER AT HENLEY WOODS SUBDIVISION (OTT PROPERTY), PAYNE FAMILY HOMES, LONEDELL AND POMME ROADS: Brian McArthur agrees the citizens should not have to be inconvenienced by mud and rock on their streets. He suggested wash stations or have a laborer there when trucks are pulling in and out to sweep the mud up.

Jeff Campbell asked if there was any way to put the sales trailer and display house behind the Ameren easement.

Mary Holden commented that one of the conditions of approval is that Ameren must approve the grading and improvements to be constructed in their easement otherwise they will have to revise the plan. Mary also clarified that in this proposal for the sales trailer, the only improvements in the easement is the parking lot.

Motion by Del Williams to approve 2017-18, Conditional use Permit for sales trailer at Henley Woods Subdivision, Payne Family Homes, Lonedell and Pomme Roads with the findings and following three (3) conditions:

1. This approval is contingent upon Ameren approving the grading and improvements to be constructed in their easement and a copy of such approval supplied to the City of Arnold.
2. Parking stalls must be dimensioned at ten (10) feet wide by nineteen (19) feet long and the ADA access isle must be eight (8) foot wide for van accessibility. Indicate on the plan.
3. Label the front yard setback along Pomme Road as thirty-five (35) feet.

Second by Jeff Campbell. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Chris Ford, yes. 8 yeas, 0 nays – *Motion Approved.*

8a. 2017-20: DISPLAY HOUSE PLAT FOR HENLEY WOODS SUBDIVISION (OTT PROPERTY), PAYNE FAMILY HOMES, LONEDELL AND POMME ROADS: Frank Kutilek read the staff report.

Brian McArthur asked what the plan was for the deck on Lot 2 that is in the easement. Bill Allen stated they will get an easement from Ameren which is covered in condition number one.

Motion by Jeff Campbell to approve 2017-20, Display House Plat for Henley Woods Subdivision, Payne Family Homes, Lonedell and Pomme Roads with the following four (4) conditions:

1. Approval of this plat does not constitute approval for the improvements in the Ameren easement until the City is supplied with a copy of their approval for the improvement. Add this note to the plat.
2. Lot 1 contains two front yard setbacks and the one along Pomme Road is thirty-five (35) feet. Revise the front yard setback to indicate 35 feet.
3. The improvements shown on Lot 1 of this plat are not approved as shown. They have been revised in application 2017-18, the conditional use permit for the sales trailer, indicates the correct improvements for parking including the conditions of approval.
4. Sidewalks will be needed to connect the parking to the two display houses which needs to be reflected on the plat.

Second by Tony Sofia. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Brian McArthur, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Chris Ford, yes. 8 yeas, 0 nays – *Motion Approved.*

9. STAFF REPORT: Christie Hull-Bettale: Gave an update on the sidewalk project.

Derrick Redhead: No report.

Mary Holden: No report.

Bob Sweeney: Spoke with Mr. Guller and he was very complimentary of the staff working with him on the rezoning of 1363 Big Bill.

10. OLD BUSINESS/COMMISSIONERS REPORT: Del Williams: Asked for an update on the rezoning request for 1363 Big Bill that was tabled at the last meeting. Mary stated they have resubmitted and will be on the November meeting.

Chris Ford: No report

Tony Sofia: Asked if the debris from the demolition of the Kohler property next to Midas Muffler would be removed. Mary stated that it would.

Jeff Campbell: Happy that the property at 1363 Big Bill will stay commercial.

Brian McArthur: No report.

Alan Bess: No report.

John Tucker: No report.

Frank Kutilek: No report.

11. ADJOURNMENT: Meeting adjourned at 7:31 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Alan Bess", written in a cursive style.

Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	10/24/2017						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	7:31 P.M.						
		ROLL CALL	2017-18 - APPROVED	2017-20 - APPROVED			
DEL WILLIAMS		P	Y	Y			
JOHN TUCKER		P	Y	Y			
ANTHONY SOFIA		P	Y	Y			
BRIAN MCARTHUR		P	Y	Y			
ALAN BESS		P	Y	Y			
TED BRANDT		EXCUSED					
FRANK KUTILEK		P	Y	Y			
JEFF CAMPBELL		P	Y	Y			
ANDREW SUTTON		EXCUSED					
CHRIS FORD		P	Y	Y			
MARY HOLDEN		P	NO VOTE				
CHRISTIE HULL-BETTALE		P	NO VOTE				
DERRICK REDHEAD		P	NO VOTE				
CITY ATTORNEY ROBERT SWEENEY		P	NO VOTE				