

**AGENDA**

**PUBLIC HEARING**

1. Open Public Hearing
2. 2018-32, C-4 PLANNED DEVELOPMENT ZONING AMENDMENT FOR TENBROOK PLAZA 2
3. 2018-33, CONDITIONAL USE PERMIT FOR PET DAYCARE, WITH OPTION OF BOARDING SERVICES AT 2136 TENBROOK RD
4. Close Public Hearing

**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) September 11, 2018
6. **Questions from the floor**
7. **Rezoning – Zoning Amendment**
  - a) 2018-32, C-4 PLANNED DEVELOPMENT ZONING AMENDMENT FOR TENBROOK PLAZA 2
8. **Conditional Use Permit**
  - a) 2018-33, CONDITIONAL USE PERMIT FOR PET DAYCARE, WITH OPTION OF BOARDING SERVICES AT 2136 TENBROOK RD
9. **Staff Report**
10. **Old Business/Commissioners Report**
11. **Adjournment**

**Happy Autumn!**



MINUTES

**PUBLIC HEARING**

No Public Hearing

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Vice Chairman Frank Kutilek at 7:00 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, Christie Hull-Bettale and Bob Sweeney. 8 voting members present, 2 excused.

**REVIEW AND APPROVAL OF AGENDA:** Frank Kutilek announced that item 7 and 8 need to be switched on the agenda.

Motion by Jeff Campbell to approve the agenda as amended. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Motion by Jeff Campbell from the August 14, 2018 meeting as presented. Second by Del Williams. Voice Vote - *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7. 2018-31: SKETCH PLAN FOR REZONING AND SUBDIVISION AT 2209 LONEDELL:** Dan Kammerer with Prime Property Investments, 5240 U.S. Hwy 61-67, Imperial, MO addressed questions from the Commissioners.

Alan Bess referred to the helipad and asked what type of helicopter. Mr. Kammerer stated his helicopter is a R44 and he does plan on flying in and out of there.

Jeff Campbell asked if he plans on servicing these lots with sewers. Mr. Kammerer stated that he was - off Lonedell.

John Tucker asked if there were any FAA regulations in Arnold. Bob Sweeney doesn't recall any regulations with regard to helicopters.

Jeff Campbell likes the layout.

Tony Sofia questioned the size of the homes. Mr. Kammerer stated the sized would be anywhere from 2000 sf to 2800 sf. They will be custom larger homes. Mr. Kammerer also commented with regard to the Tree Preservation that he does not plan on removing many trees.

Commissioners took a poll in favor of this sketch plan. Voice vote: 8 yeas, 0 nays - *Approved*

**8. 2018-30: 1535 BIG BILL ROAD, REQUEST FOR A VARIANCE TO SECTION 405.565 REPLACEMENT REQUIREMENTS. TREE PRESERVATION PROGRAM:** Frank Kutilek read the staff report.

Motion by Jeff Campbell to approve 2018-30, 1535 Big Bill Road, request for a variance to Section 405.565, replacement requirements based on the findings and two (2) conditions:

1. The plan must comply with the remainder of the Tree Preservation regulation, including Protection Measurers after construction and the Tree Preservation Easement.
2. The approval of this Tree Preservation Variance does not negate the requirement for the required 15' buffer, parallel to all sides of property adjacent to residential.

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.***

Eric Hummel with Five Star Auto Body thanked the Commission for the approval. He then went on and expressed his aggravation. He had a whole presentation ready that he had been sweating over and the Commission asked no questions and just immediately voted. Mr. Hummel gave some suggestions on how to improve the Tree Preservation Ordinance.

**9. STAFF REPORT:** Christie Hull-Bettale – No report.

Bob Sweeney commented that the Tree Preservation Ordinance worked just like it should.

**10. OLD BUSINESS/COMMISSIONERS REPORT:** No Reports

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

Respectfully Submitted,

Alan Bess  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b> 9/11/2018							
<b>CALLED TO ORDER:</b> 7:00 PM							
<b>ADJOURNMENT:</b> 7:31 PM							
	<b>ROLL CALL</b>	<b>2018-30 - APPROVED</b>					
<b>DEL WILLIAMS</b>	P	Y					
<b>JOHN TUCKER</b>	P	Y					
<b>ANTHONY SOFIA</b>	P	Y					
<b>BRIAN MCARTHUR</b>	P	Y					
<b>ALAN BESS</b>	P	Y					
<b>TED BRANDT</b>	EXCUSED						
<b>FRANK KUTILEK</b>	P	Y					
<b>JEFF CAMPBELL</b>	P	Y					
<b>ANDREW SUTTON</b>	EXCUSED						
<b>CHRIS FORD</b>	P	Y					
			<b>NO VOTE</b>				
<b>CHRISTIE HULL-BETTALE</b>	P		<b>NO VOTE</b>				
			<b>NO VOTE</b>				
<b>CITY ATTORNEY ROBERT SWEENEY</b>	P		<b>NO VOTE</b>				