

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

OCTOBER 13, 2009 / 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.

2009-26: DRURY PRELIMINARY/FINAL DEVELOPMENT PLAN REVISION, CONSOLIDATION PLAT: Brian McArthur read the staff report.

No public comment.

2009-28: ROBINSON DRIVE AT RICHARDSON ROAD AND I-55 (BEHIND I-55 STORE IT) REZONING FROM R-3 TO C-2: Brian McArthur read the staff report.

Pat Peterman, 1169 Hickory Ridge Trail, questioned the point of entry; questioned if this would be an additional landscaping business or replacing the one that is already there; opposes a commercial business there.

John Clark, 3321 Marty Dr., has no objections as long as his land is not affected.

Mike Summers, 52 Hickory Ct., concerned of the long-term impact and does not want commercial behind his house.

Eydie Ottoline, 1153 Hickory Ridge Trail, opposes commercial – would rather see residential.

Kevin Goeke, 48 Hickory Ct., opposes commercial; property values will decline.

Mike Allen, 1154 Hickory Ridge Trail, bad access to Richardson Road; homeowners were told that this extension would be for future homes, not commercial; landscaping business doesn't bother him, but what could go in when they move out does.

Pete Hanewinkel, 25 Hickory Ct., opposes – does not want the noise.

Bruce Swiney, 1133 Hickory Ridge Trail, would like to see a plat showing where the business would actually be. Opposes due to close proximity to a residential subdivision and the access in and out to Richardson Road.

Ron Nicoletti, 1165 Hickory Ridge Trail, opposes commercial; doesn't want the noise.

Kevin Bagy, 532 Hickory Manor, opposes due to future connection; traffic concerns; doesn't want commercial.

Bruce Berning, 1164 Hickory Ridge Trail, opposed to commercial.

Matt Tornetto, 1160 Hickory Ridge Trail, opposed due to the additional traffic and noise.

There being no further questions or comments, the public hearing adjourned at 7:25 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:25 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Norman Moss, Brian McArthur, Roy Wilde, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Jason Connell, Todd Teuscher, Mary Holden, Christie Hull-Bettale and Robert Sweeney. 8 voting members present, 2 excused.

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

APPROVAL OF MINUTES: Motion by Norm Moss to approve the minutes from the September 22, 2009 there being no corrections. Second by Del Williams. Voice Vote – Unanimously Approved.

QUESTIONS FROM THE FLOOR: Bill Moritz, 3167 Theodore Dr., Ward 2 Councilman, informed the residents in attendance of the upcoming public hearing before the City Council with regard to the proposed Billboard.

Edye Ottoline, 153 Hickory Ridge Trail, stated that they were not notified of the public hearing.

Bruce Berning, 1164 Hickory Ridge Trail, questioned access to the commercial property through the subdivision.

Pete Hanewinkel, 25 Hickory Ct., reiterated his objection to the landscaping business.

Karen Berning, 1164 Hickory Ridge Trail, has health problems and does not want to listen the noise from the landscaping business.

7a. 2009-08: SHOP N SAVE FUEL FACILITY, 1253 WATER TOWER PLACE, CONDITIONAL USE PERMIT – CONTINUED FROM MAY 26 AND SEPTEMBER 8, 2009 MEETING: John King addressed the changes on the site plan.

Norm Moss likes the new location. The only concern he has is the removal of one light standard.

Jeff Campbell questioned if the parking counts are adequate.

Jason Connell questioned if the other businesses were okay with this new location.

Frank Kutilek feels the truck entrance is tight.

Motion by Jason Connell to approve 2009-08, Conditional Use Permit for a Fuel Facility for Shop n Save at Water Tower Place with the two (2) conditions:

1. Displaced landscape material will be relocated.
2. Relocate the existing light post.

Second by Todd Teuscher. Roll call vote: Del Williams, yes; Norman Moss, yes; Brian McArthur, yes; Roy Wilde, yes; Frank Kutilek, yes; Jeff Campbell, yes; Jason Connell, yes; Todd Teuscher, yes. 8 yeas, 0 naes – *Approved*.

8a. 2009-26: DRURY PRELIMINARY/FINAL DEVELOPMENT PLAN REVISION, CONSOLIDATION PLAT: Motion by Del Williams to approve 2009-26, Drury Preliminary/Final Development Plan Revision, Consolidation Plat with the one (1) condition:

1. Change the title of the plat to reflect “Revised Preliminary/Final Development Plan for Drury”.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; Norman Moss, yes; Brian McArthur, yes; Roy Wilde, yes; Frank Kutilek, yes; Jeff Campbell, yes; Jason Connell, yes; Todd Teuscher, yes. 8 yeas, 0 naes – *Approved*.

8b. 2009-28: ROBINSON DRIVE AT RICHARDSON ROAD AND I-55 (BEHIND I-55 STORE IT) REZONING FROM R-3 TO C-2: Bill Buel with Truman Bank (current owners of the property) stated that they have talked to a lot of builders in the metro area and no one is interested in this location.

Tim McKeever, Spruce Up Landscaping, commented that they will not use Hickory Ridge for access; they will put up a berm to cut down on the noise; the ingress/egress would be through Robinson Road only.

Brian McArthur asked if this will be retail sales or just for his landscaping use. Mr. McKeever stated there would be no retail.

Del Williams asked if he would be building any buildings. Mr. McKeever stated possibly in the future.

Jason Connell suggested adding a condition that a barrier be put between this property and the subdivision.

Jeff Campbell feels this is a unique piece of property and not desirable for residential. We cannot control what is there under a C-2 zoning. Access is very tight.

Brian McArthur suggested possibly going for a C-4 Planned Residential Development where there would be certain criteria.

Todd Teuscher concerned about the Robinson Road access and adding more commercial traffic. Feels allowing commercial would be a mistake.

Norm Moss commented that commercial developments are needed; entrance off Richardson Road is not good; landlocked; something will eventually go there, making it C-4 at least it can be controlled.

Tim McKeever stated he will withdraw this application and will bring back an application for C-4 Planned Residential.

Todd Teuscher commented to Mr. McKeever that he would need to put in his C-4 plan the hours of operation; visual aspects; landscape buffer, etc.

STAFF REPORT: Mary Holden reported that Drury Development has delayed the appeal hearing for both billboards until the November 19, 2009 City Council meeting. Mary also reported that the residents on Elizabeth Drive have filed a petition against the rezoning (Lonedell Valley) therefore it will require 2/3 vote of the Council to uphold the Planning Commission's approval.

OLD BUSINESS: None

COMMISSIONERS REPORT: Jeff Campbell – glad to be back.

Jason Connell – Welcomed Jeff Campbell.

Roy Wilde – Welcomed Jeff Campbell.

Todd Teuscher – Welcome Jeff – Current zoning codes do not require the planting of trees; would like to see the ordinances improved as far as storm water requirements, planting requirements, etc.

ADJOURNMENT: Motion by Norm Moss to adjourn the meeting. Meeting adjourned at 8:15 p.m.

Respectfully Submitted,



Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 10/13/2009

CALLED TO ORDER:

PH: 7:00 RG: 7:25

ADJOURNED:

PH: 7:25 RG: 8:15

	ROLL CALL	2009-08 - APPROVED	2009-26 - APPROVED				
DEL WILLIAMS	P	Y	Y				
JEFF FITTER	EXCUSED						
NORMAN MOSS	P	Y	Y				
BRIAN MCARTHUR	P	Y	Y				
ROY WILDE	P	Y	Y				
TED BRANDT	EXCUSED						
FRANK KUTILEK	P	Y	Y				
JEFF CAMPBELL	P	Y	Y				
JASON CONNELL	P	Y	Y				
TODD TEUSCHER	P	Y	Y				
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P						