

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

OCTOBER 14, 2014 / 7:00 P.M.

MINUTES

PUBLIC HEARING

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

2014-24: CHRISTY DRIVE AND HARRY LANE, C-4 AMENDMENT TO ALLOW FOR SINGLE FAMILY RESIDENCES: Mr. Sutton read the staff report.

There being no questions or comments, the public hearing adjourned at 7:05 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:05 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Randy Hoselton, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 8 voting members present, 1 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the September 23, 2014 meeting as presented. Second by Randy Hoselton. Voice Vote – *Unanimously Approved*.

QUESTIONS FROM THE FLOOR: Friky Daoud, 2145 Christy Drive, questioned why the area was rezoned industrial.

Mary Holden stated that the site was zoned commercial not industrial. It was just a designation for a planned district in case a commercial development ever came in. Mary stated she cannot speak as to what happened back then but is correcting it now.

7a. 2014-24: CHRISTY DRIVE AND HARRY LANE, C-4 AMENDMENT TO ALLOW FOR SINGLE FAMILY RESIDENCES: Motion by Del Williams to approve 2014-24, Christy Drive and Harry Lane, C-4 amendment to allow for single family residences. Second by Jeff Campbell. Roll call vote: Del Williams, yes; Randy Hoselton, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Motion Approved*.

8a. 2014-26: SKETCH PLAN, JEFFCO AND PLEASANT VALLEY, CAR WASH: Todd Teuscher asked if this would be a 24 hour service. A representative stated that it is open 24 hours but they are mainly used between 7:00 a.m. and 7:00 p.m.

Todd asked if the lighting would be on 24 hours. The representative stated that most of the lighting is in the bay itself and will be shining straight down.

Mary Holden commented that staff does have concerns that this would be in a residential area.

Ted Brandt asked about the contaminants. The representative stated everything is contained.

Todd Teuscher does not feel this is the best use for this site. A car wash would not be good for property values.

Del Williams commented he is in favor as long as it's not open 24 hours. Suggested closing the car wash at 10:00 p.m.

Jeff Campbell agrees that this use is out of place at the front of a residential neighborhood.

Brian McArthur is 50/50 on the use at this location. Would be interested to hear what the residents think.

Ralph Sippel asked if the residents know about this idea.

Mary Holden stated that they have not been notified because this is just a sketch plan.

STAFF REPORT:

- a. **Regulating Political Signs:** Bob Sweeney stated that time limitations have typically been used to regulate use of political signs. These are a violation to free speech according to the 8th Circuit Court. Appropriate regulations include regulation of size, construction standards and findings of fact for legislation. City of Gladstone's ordinance is a good example for sign regulations. Some things to note are the clutter and distraction especially in residential areas.

Mary Holden commented that Immaculate Conception is looking to build a 120 s.f. ADA entry with a canopy on the side of the church. Mary asked if Planning Commission wanted to look at this. Commissioners agreed that they did not need a Commercial Site Plan approval.

Christie Hull-Bettale stated there will be a public meeting for the Safe Routes to School (Tenbrook Road Project) on October 27th.

OLD BUSINESS: Todd Teuscher commented that Dunkin Donuts and Drew's Donuts are both open and are both good.

Randy Hoselton asked about the form based code and gave a suggestion.

COMMISSIONERS REPORT: Andrew Sutton thanked Mary Holden, Susie Boone and City Council for getting a portion of a trail in the park re-paved.

ADJOURNMENT: Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Todd Teuscher". The signature is fluid and cursive, with the first name "Todd" and last name "Teuscher" clearly distinguishable.

Todd Teuscher
Planning Commission Secretary

