
MINUTES**PUBLIC HEARING**

No Public Hearing

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Michelle Hohmeier, Cricket Whaley, Brian McArthur, Ted Brandt (excused), Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish. 8 voting members present, 1 excused.

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

APPROVAL OF MINUTES: Correction on page one under the approval of the agenda, change “as presented” to “as amended.”

Motion by Jeff Campbell to approve the minutes from the October 9, 2012 meeting as amended. Second by Frank Kutilek. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: Bob Lindsley, 1182 Jere Ln., not in favor of a requirement to have a new homeowner in a new subdivision pay for trees tied into their 30 year mortgage. Unreasonable. Homeowner should have their own choice.

7. OFFICER ELECTIONS:

- **Chairman:** Andrew Sutton nominated Brian McArthur, second by Frank Kutilek. Del Williams nominated Jeff Campbell, second by Andrew Sutton. **Roll call vote for Brian:** Del Williams, no; Michelle Hohmeier, no; Cricket Whaley, yes; Brian McArthur, yes; Frank Kutilek, yes; Jeff Campbell, abstain; Andrew Sutton, yes; Todd Teuscher, yes. 5 yeas, 2 nays, 1 abstention. **Roll call vote Jeff:** Del Williams, yes; Michelle Hohmeier, yes; Cricket Whaley, no; Brian McArthur, no; Frank Kutilek, no; Jeff Campbell, abstain; Andrew Sutton, no; Todd Teuscher, no. 2 yeas, 5 nays, 1 abstention. Brian McArthur will be the Chairman.
- **Vice Chairman:** Frank Kutilek nominated Jeff Campbell, second by Andrew Sutton. Jeff Campbell is voted in as Vice Chairman by acclamation.
- **Secretary:** Jeff Campbell nominated Todd Teuscher, second by Frank Kutilek. Todd Teuscher is voted in as Secretary by acclamation.

8. 2012-24 – LANDSCAPE REQUIREMENTS: Mary explained that this is a discussion document not an ordinance document. An ordinance document will not be done until we receive input from the community. The document will be sent to the HBA, stakeholders (builders) and posted on the website for comments.

Brian McArthur commented that this is more than for beautification; this is more about storm water issues and why our system keeps failing and why areas keep flooding. We need to look at incentives for developers and homeowners so the ordinance can work for all.

Del Williams commented that one tree per lot will not fix our storm water issues. Appreciates the work Todd put into this document. Need to give the homeowner a choice. Opposed to a landscape ordinance.

Andrew Sutton read a quote from an interview with the Mayor of Oklahoma City. *"The city has now got a set of standards. It's hard to imagine that you're going to have businesses with high standards in a city that has low standards. When the city developed higher standards, what you see is that the businesses in the community want to reflect those standards or maybe even exceed them. When you have a city of low standards you're going to have businesses that exude that same quality."* We talk time and time again at these meetings about businesses within this community that don't follow the rules and don't contribute to a positive image of our city. This will not solve all those issues, but it's a start. If you drive through Kirkwood or Wildwood, there's a reason those cities look like they do. Those developers put those trees in not because they were benevolent, but because they had an ordinance that told them they had to. This ordinance needs a lot of work. To put the burden on the homeowner is something to be considered. We need a compromise of some sort. Until you have standards in place, people will always meet the minimum. If you set your standards higher, people will naturally rise to the level of expectation.

Michelle Hohmeier commented that Wildwood, Kirkwood, Webster can afford it; they're going to put the trees and landscaping in no matter what. We don't have that. We need to remember that we are basically still hick/hoosiers here in Arnold. We may want to be the Ladue of Jefferson County but we're not. We still have folks move in here because they can afford to because we have fairly lower house prices than South County. If we do this, we will push people away. Arnold already has the highest priced homes in Jefferson County. There are so many other options people can do to their home. We need to educate the people. As far as energy efficiency of a home, what it's going to cost to put these trees in is going to cost several thousand dollars. They can put insulation in their roofs, put better windows in and these are permanent long lasting energy efficient updates and then they don't have the problem of trees in the pipes, the leaves, the maintenance. She would rather have a requirement that builders cannot go in and knock all the trees down - build the house around the trees that are there.

Mary Holden stated what we need is a standalone tree preservation ordinance coinciding with landscaping that will provide credits for landscape ordinance.

Frank Kutilek commented that the citizens of this community should be upset. Calling us hoosiers and hicks is an insult to the residents of Arnold. People have been trying to work around that for years and he takes umbrage to that comment; it is very offensive to him. If you look at

the topography of this area, you won't find much that's level. Forcing people to save trees will be a hard sell. The suggestion of buying better windows is hogwash. Like Andrew stated, people will do the minimum standard they can get by with.

Michelle commented that she is not saying to require any of it. The point is, if people truly wanted better efficient houses they would spend the extra money to do it. They don't have the extra money.

Frank Kutilek stated Arnold has a housing stock inventory that has many homes in the \$100,000 to \$150,000 range. The new subdivisions are \$200,000 plus so the argument that they can't afford it does not hold water. You argue that you do not want to force them to put in trees, then why do we make them pave their driveways or have to hook up to sewers instead of having a septic.

Del Williams stated that sewers are health issue.

Brian McArthur stated there is nothing wrong with a septic system. If we don't want to enforce any rules and regulations, then why do we have Planning and Zoning.

Cricket Whaley commented that they are all in agreement of tree preservation so that should be first. The newest trend is small lots with big homes, so putting in trees you may have problems with sewer lines. Small lots may be an issue so she believes there should be a distinction. She has lived in different parts of Jefferson County for several years and thinks of Arnold as a future thinking progressive city but its still hometown which is why she loves living here. Feels we don't need lots of laws – use common sense. Every law is an infraction of liberty.

Michelle Hohmeier commented that she has talked to a lot of people and they are against this. People will come and speak out against this once it is pushed.

Brian McArthur stated we have to have regulation in moderation. To say we can't have any regulation is ludicrous.

Frank Kutilek agrees with the tree preservation ordinance but thinks it will be very hard to enforce because of the topography. There needs to be some restrictions in order to have a city we like to live in.

Andrew Sutton disagrees with Michelle's comment that Arnold is hicks and hoosiers. He grew up in South County and back then that was the perception. He was going to build his house in South County but came to Arnold because it has changed so much and is a great community. Looking 10, 20, 30 years down the road, we need good policies in place so they rise to the level of expectation. He does think the tree preservation is a good idea.

Del Williams stated when he moved to Arnold it was a bedroom community. I was a hick and a country boy. Was teased at work for years about living in Arnold but didn't care, watched Arnold grow into a city he's extremely proud of. Arnold is the Clayton and Ladue of Jefferson County.

Discussion and debate ensued between Brian and Del.

Mary commented that she feels she has gotten some direction and will bring back a tree preservation ordinance for the Commission's review.

Jeff Campbell does agree with the tree preservation ordinance. He commented that from day one on this Board he has fought for large lots. Small lots are what have put us in this storm water dilemma. He feels we need to look at our ordinances for large lot size developments that will encourage more of these stands of trees and help preserve the canopy.

STAFF REPORT: Jefferson County 911 will be held on November 1 in front of the City Council. Mr. McKeever had a court date and did not appear and there is a warrant out for his arrest. Blackwell Motors has closed – they have requested a jury trial in Hillsboro. Foxwood – we have filed a claim with the FDIC to try and get our letter of credit in the amount of \$31,704.30.

Mary also commented that at the Planning Conference, the trends based on census, the household you will see in 2035 will be a single person household. People are wanting smaller and smaller – not large lots.

OLD BUSINESS: None

COMMISSIONERS REPORT: Michelle Hohmeier – clarified that hicks and hoosiers is an endearing term to her.

Todd Teuscher – asked the Commission to review benefits documents and consider the 21,000 Arnold residents.

Cricket Whaley – the home values in Arnold are the highest in Jefferson County and it is necessary to maintain value.

Jeff Campbell – thanked Todd for all his work on this document. We just need to find a balance.

Del Williams – apologized to Brian for getting a little upset with him and does think he does a good job.

ADJOURNMENT: Meeting adjourned at 8:17 p.m.

Respectfully Submitted,



Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 10/23/2012 CALLED TO ORDER: 7:00 PM ADJOURNMENT: 8:17	ROLL CALL	CHAIRMAN - BRIAN MCARTHUR	CHAIRMAN - JEFF CAMPBELL					
DEL WILLIAMS	P	N	Y					
MICHELLE HOHMEIER	P	N	Y					
CRICKET WHALEY	P	Y	N					
BRIAN MCARTHUR	P	Y	N					
TED BRANDT	EXCUSED							
FRANK KUTILEK	P	Y	N					
JEFF CAMPBELL	P	ABSTAIN	ABSTAIN					
ANDREW SUTTON	P	Y	N					
TODD TEUSCHER	P	Y	N					
MARY HOLDEN	P	NO VOTE						
CHRISTIE HULL-BETTALE	P	NO VOTE						
DAN BISH	P	NO VOTE						