

**PLANNING COMMISSION**

**CITY HALL**

**PUBLIC HEARING/REGULAR MEETING**

**OCTOBER 25, 2011 / 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.

**2011-23: ARNOLD ANIMAL HOSPITAL, COMMERCIAL SITE PLAN AND CONDITIONAL USE PERMIT:** Brian McArthur read the staff report.

Gene Fribis, Fribis Engineering commented that they have read the staff report and agree with the conditions.

**DRAFT COMPREHENSIVE PLAN PRESENTATION:** Brian McArthur recognized Jeff Fitter, Nancy Foster, Kevin Kneff and Gary Luebbers. They all put a lot of time in on this document.

Presentation by Lisa Briscoe.

There being no further questions or comments, the public hearing adjourned at 8:10 p.m.

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 8:10 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, Cricket Whaley, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Bill Moritz (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale, Dan Bish and Robert Sweeney. 8 voting members present, 1 excused.

Also in attendance: Phil Amato, Ward 3 Rep.; Paul Freese, Ward 3 Rep.; Jeff Fitter, Ward 2 Rep.; Doris Borgelt, Ward 1 Rep.

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

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the October 11, 2011 meeting if there are no corrections. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2011-23: ARNOLD ANIMAL HOSPITAL, COMMERCIAL SITE PLAN AND CONDITIONAL USE PERMIT:** Mary Holden added condition #11 that this is all contingent on the rezoning of the property.

Jeff Campbell questioned if there will be any landscaping to make the retaining walls more appealing. Gene Fribis explained that the largest wall backs up to a heavy wooded area and will not be seen. The other will depend on the detention calculations.

Motion by Jeff Campbell to approve 2011-23, Arnold Animal Hospital, Commercial Site Plan and Conditional Use Permit with the 11 conditions:

1. Improvements are proposed for both 1324 Jeffco and 2322 Glenn Drive. Fribis must provide detention calculation for the combined acreage of these lots. Based on rough calculations, the increased runoff triggers the requirement for detention for the site. If there were existing detention the facilities they would require updates; however, there is no detention and it should be provided for at this time. If the development plan was made that rate did not increase the runoff by 2cfs - detention would not be required.
2. Provide grading plan and Storm water Pollution Prevention Plan.
3. Provide parking calculation along with the number of any additional spaces needed for the use (include aisle counts on the plan). Additional, parking spaces above the City requirement can be "compact-car" dimensioned.
4. Clearly dimension all proposed parking aisle and spaces. Minimum two-way aisle width is 24' for 90 degree parking with 10' X 19' spaces or refer to C-2 zoning for other one way or angled parking dimension requirements.
5. Some type of pedestrian facilities via crosswalk, marked pedestrian-way and/or sidewalk should be provided.
6. Provide spot elevation and dimensioning to verify grades and for ADA spaces- minimum of one ADA van accessible space is required for 25 spaces.
7. Provide landscape plan for both lots according to C-2 zoning district regulations. Planning Commission must further review the landscape plan under a separate submittal.
8. Existing landscape should remain 15' wide on the sides and at the rear to provide for a buffer.
9. Glenn Drive for the length of these properties; must be paved completely. Any potholes or deficiencies must be corrected prior to City certificate of compliance is given.
10. Clarify if the farthest three parking spaces are for the residence.
11. This approval is contingent upon final approval of the rezoning of this property from R-3 to C-2 by the City Council. If the property is not rezoned, this conditional use permit and commercial site plan approval are null and void.

Second by Del Williams. Roll call vote: Del Williams, yes; Cricket Whaley, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Approved*.

**8. DRAFT COMPREHENSIVE PLAN REVIEW:** Jeff Campbell concerned with some terminology. Doesn't like apartments.

Frank Kutilek wants to modify our codes to meet some of the suggestions in the plan. Feels we need a time line schedule. In the traffic study section, he feels it is important that the walk ability study be included when they do a traffic study.

Roy Wilde commented with regard to the infrastructure, he did not see Old Lemay Ferry (Big Bill) and Lonedell west of Hwy. 55 listed.

Ted Brandt asked for a recommendation as to a starting point. Comments from Lisa Briscoe (could not hear her on the tape).

Brian McArthur spoke about establishing neighborhoods to assess their needs.

Frank Kutilek feels the first step would be to modify our codes.

Bob Sweeney explained that the Comprehensive Plan is not an ordinance but more of a "tool plus". This document can be adopted without changing ordinances. There will be conflicts.

Cricket Whaley likes the plan but does feel some things need teeth and ordinances should be modified in order to enforce them and make it clear as to what can and cannot be done.

Todd Teuscher commented that the theme throughout the document is environmental protection and preservation. He feels we may need to define that even more to not only "preserve" but to "restore". Also talks about comfortable surroundings around the businesses and connections. Need to make sure that all throughout the document when talking about connections we refer to ADA and sidewalks. Also feels shading is a key element and should be put into each section and not just the landscaping. Planning where the electrical lines go could be a key infrastructure item.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Jeff Campbell referred to the intersection of Old Lemay Ferry leading into Arnold Commons and commented that up on the hillside there is an exposed sewer line and asked that it be looked at.

Frank Kutilek thinks this document is fantastic but fears it will not be enforced.

PAGE FOUR  
PUBLIC HEARING/REGULAR MEETING  
OCTOBER 25, 2011

Brian McArthur thanked Lisa Briscoe and her whole crew.

**ADJOURNMENT:** Meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary