

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2010-21, Conditional Use Permit for temporary storage trailers in the Wal-Mart Garden Center, 2201 Michigan Ave.
3. Adjourn

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) Regular Meeting October 12, 2010
6. Questions from the floor
7. Conditional Use Permit
  - a) 2010-21, Conditional Use Permit for temporary storage trailers in the Wal-Mart Garden Center, 2201 Michigan Ave.
8. Staff Report
  - a) Planning Scenario-Information in the packet and will have hands drawing at the meeting.
9. Old Business
10. Commissioners Report
11. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

OCTOBER 26, 2010 / 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.

**2010-21: CONDITIONAL USE PERMIT FOR TEMPORARY STORAGE TRAILERS IN THE WAL-MART GARDEN CENTER, 2201 MICHIGAN AVE.:** Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:04 p.m.

### REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:04 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams (excused), Jeff Fitter, Bryan Wucher, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Cricky Lang (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale. 7 voting members present – 3 excused.

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

**APPROVAL OF MINUTES:** Motion by Jeff Fitter to approve the minutes from the October 12, 2010 meeting if there are no corrections. Second by Jeff Campbell. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** Jan Callahan, 1576 Park Ridge, along with Terry Klamert stated they are looking for clarification as to the record plat procedure for Mr. Klamert's Villas of Lonedell development. They sent a letter to the Mayor and City Council as to why there is a change in procedure but have heard no response. In the past, the record plat was always issued at the time of approval but now he has been told he has to wait until the project is completed. He does not want to do 1.7 million dollars of improvements without a recorded record plat. Also, in a letter dated September 23 he is asking the City Council if he could get an extension of up to 5 years and has not heard anything back.

Mary Holden spoke stating Ms. Callahan and Mr. Klamert were at the City Council meeting Thursday night asking these same questions and she addressed them at that time. We never told Mr. Klamert he could not have a record plat, we told him he would have to escrow for all the unconstructed improvements. We looked up the Subdivision Code that night, and this procedure has been this way since 1998. Mary also stated she has mailed a letter to Mr. Klamert personally, explaining the record plat process. Mary gave Mr. Klamert a copy of the letter.

**7a. 2010-21, CONDITIONAL USE PERMIT FOR TEMPORARY STORAGE TRAILERS IN THE WAL-MART GARDEN CENTER, 2201 MICHIGAN AVE.:** Jeff Campbell confirmed that all the trailers would be confined in the screened area.

Jeff Fitter expressed his aggravation that Wal-Mart said if we gave them this big area we will never need space for trailers again and here they are one year later asking for trailers. Jeff questioned if this is only going to house product for this store.

Brian McArthur questioned why this is even before the commission since the trailers are going to be inside their garden center.

Gary Hobbs stated that the trailers will house holiday product for this store only.

Ted Brandt asked what the containers will look like. Mr. Hobbs answered they are 8' x 20' containers with doors on each side. With the location of them, you will not be able to see them.

Motion by Jeff Campbell to approve 2010-21, conditional use permit for temporary storage trailers in the Wal-Mart Garden Center with the one (1) condition:

1. All 12 temporary storage containers are removed no later than January 15, 2011.

Second by Ted Brandt. Roll call vote: Jeff Fitter, yes; Bryan Wucher, no; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Jeff Campbell, yes; Todd Teuscher, yes. 6 yeas, 1 nay – *Approved.*

**STAFF REPORT: DESIGN EXERCISE – RANDALL ARENDT:** Mary went over information that was presented at the Randall Arendt seminar about conservation design. Mary asked the Commissioners to sketch on the plot plan she gave them, their ideas for designing a conservation subdivision and they will discuss it at the next meeting.

**OLD BUSINESS:** Ted Brandt asked the status of Foxwood Estates and the failing retaining wall at the Smoke Shop. Mary stated that Foxwood has been sited into Court. Mary stated that the building permit has been issued and they have been notified their business license would be revoked if they did not come into compliance.

Jeff Campbell questioned the height of the berm at the Landscape Business behind Hickory Manor. Christie stated the berm is about 5 to 6 foot tall.

Jeff Campbell brought up the picketers at Arnold Commons – they are not holding the signs.

Jeff Fitter brought up the pile of dirt and rock in Strawberry Ridge. Christie stated she has talked to the builder who has contacted an engineer working on a design. The builder has touched base with Christie and is proceeding forward.

**COMMISSIONERS REPORT:** Jeff Fitter commented that he has the completed letter of recommendation for everyone to sign.

Roy Wilde noticed the driveway on Tenbrook is finally done. Roy also commented that at the summit some time ago, one issue brought up was that the city should work with businesses and developers due to economic conditions.

Mary Holden and Brian McArthur reported that the minimum square footage passed.

Roy Wilde commented that he is favor of this letter of recommendation but questioned Jeff if he has checked into the financial part. Jeff stated that he personally has not, but knows from running his own business; an employee's salary is negligible on a budget from year to year depending upon the number of people they determine to hire. He does not know what the city's particulars are but presumes that Mary, Matt and Debra Lewis should be able to determine what that impact would be. This is why he chose to write this letter to the Mayor and Council and not specifically to Matt and Mary because it will have an effect on the budget. This letter is to encourage thought. It may be that one could be hired this year and maybe another next.

Brian McArthur feels this is an important issue because we are not giving our citizens the services they need and deserve due to lack of staff.

Ted Brandt will sign the letter but does not agree with it coming from the Planning Commission. He feels this is something the City Council needs to be dealing with and feels the City Council needs to have a plan as to where they want the city to go.

**ADJOURNMENT:** Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Roy Wilde  
Planning Commission Secretary

