

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

OCTOBER 27, 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.

2009-27: REZONING, MODIFICATION OF EXISTING C-4 PERMIT, BILL NO. 1827, 2123-2137 RIDGE DRIVE: Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:10 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Norman Moss (excused), Brian McArthur, Roy Wilde, Ted Brandt, 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 Todd Teuscher. Voice Vote – Unanimously Approved.

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the October 13, 2009 there being no corrections. Second by Todd Teuscher. Voice Vote – Unanimously Approved.

QUESTIONS FROM THE FLOOR: Frank Pointer, 1009 Southgate, referred to the Hometown survey sent out to the community and stated that the number one issue concerning the community was senior housing. Feels this project would be good for the city.

7a. 2009-27: REZONING, MODIFICATION OF EXISTING C-4 PERMIT, BILL NO. 1827, 2123-2137 RIDGE DRIVE: Jeff Campbell feels this is a good step to offer another type of housing for the seniors.

Del Williams questioned how many rooms would be converted for senior living. Mary Holden stated it is her understanding that the main floor will be converted to the senior living and the top two floors will remain overnight lodging.

Roy Wilde feels this is a good plan and a good project.

Jason Connell met with the applicant and also feels this is a good plan.

Frank Kutilek questioned what level of service would be provided. Mary Holden stated it is month to month rent; a meal plan will be offered; some transportation will be offered. They will be responsible for providing their own medical care. This is not an assisted living facility it will be an independent retirement center and the residents must be 55 years of age or older.

Brian McArthur likes the plan.

Todd Teuscher also visited the site and feels the location is very convenient as far as walking distance to different shops.

Motion by Jeff Campbell to approve 2009-27, revision to C-4 Zoning, Bill No. 1827 & 1678 at 2123-2137 Ridge Drive with the findings and one (1) condition:

1. The site must be maintained in compliance with our City codes at all times.

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

STAFF REPORT: CITY OF ARNOLD COMMISSION ON AGING & DISABILITIES:
Bill Knittig, Chairman for the Arnold Commission on Aging & Disabilities presented their four (4) recommendations:

1. An ordinance and/or regulation for all new construction to include sidewalks with a minimum width of 60' or to include passing spaces at a minimum of 200-foot intervals.
2. The city place in their long term strategic plan conditions for the development of housing specific to the needs of the aging and disabled.
3. The city place in their short-term strategic plan, funding and directions to replace major road/street signs (under the responsibility of the city) with modified street signs to assist the aging population. It is further recommended that a procedure be established for regular replacements to occur on secondary roads as applicable.
4. The city place into ordinance for the placement of wheel stops at all parking spaces adjacent to sidewalks/walkways. Guaranteeing a minimum of 48' clearance for passage (this is not applicable to angled or parallel parking spaces).

Ted Brandt questioned the flexibility of the sidewalk passing spaces at a minimum of 200-foot intervals.

Brian McArthur thanked Mr. Knittig and the Arnold Commission on Aging & Disabilities for their recommendations.

Todd Teuscher questioned State owned streets without sidewalks.

Robert Sweeney told the Commission members that it is okay to visit applicants before the meetings to educate yourselves and in fact encourages it, but do not pre-determine your decision until you hear the full case.

Jason Connell requested the State Statute.

OLD BUSINESS: None

COMMISSIONERS REPORT: Frank Kutilek thanked the city for Tom Kreyling's reception.

ADJOURNMENT: Motion by Norm Moss to adjourn the meeting. Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Roy Wilde".

Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 10/27/2009

CALLED TO ORDER:

PH: 7:00 **RM:** 7:10

ADJOURNED:

PH: 7:10 **RM:** 7:45

	ROLL CALL	2009-27 - APPROVED					
DEL WILLIAMS	P	Y					
JEFF FITTER	EXCUSED						
NORMAN MOSS	EXCUSED						
BRIAN MCARTHUR	P	Y					
ROY WILDE	P	Y					
TED BRANDT	P	Y					
FRANK KUTILEK	P	Y					
JEFF CAMPBELL	P	Y					
JASON CONNELL	P	Y					
TODD TEUSCHER	P	Y					
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTAL	P	NO VOTE					
CITY ATTORNEY ROBERT SWEENEY	P						