

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

OCTOBER 28, 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.

2014-27: MINOR RECORD PLAT, US SURVEY 2991 PT LOT 27 (EVERGREEN MHP), FOR HUMMEL PROPERTIES: Mr. Sutton read the staff report.

David Wieggers, 2045 Bender Ln., backs up to this property and would like to see it remain residential.

2014-28: CONDITIONAL USE PERMIT, USED CAR LOT AT JEFFCO AND CHURCH ROAD – POSTPONED UNTIL NOVEMBER 11, 2014.

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 Andrew Sutton at 7:10 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Randy Hoselton, Brian McArthur (excused), Ralph Sippel, Ted Brandt, Frank Kutilek (excused), Jeff Campbell, Andrew Sutton, Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 6 voting members present, 3 excused.

REVIEW AND APPROVAL OF AGENDA: Motion by Del Williams to approve the agenda as presented. Second by Randy Hoselton. Voice Vote – *Unanimously Approved.*

APPROVAL OF MINUTES: Motion by Del Williams to approve the minutes from the October 14, 2014 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2014-27: MINOR RECORD PLAT, US SURVEY 2991 PT LOT 27 (EVERGREEN MHP), FOR HUMMEL PROPERTIES: Brief presentation by Dan Govero. Dan clarified the current zoning line. He explained that the future plan would be a C-4 Development Plan including buffer strips.

Brief discussion with residents against this development as to the process explaining that his is just the first step. The next step, commercial site plan, will show the actual layout and they will get a chance to voice their concerns.

Motion by Ralph Sippel to approve 2014-27, Minor Record Plat, US Survey 2991, Lot 27 (Evergreen MHP) for Hummel Properties with the three (3) conditions:

1. Provide a ten foot (10') perimeter easement of the site to accommodate current and potential future electric facilities.
2. Before the record plat will be approved by City Council, the applicant provides the property owner's approval for the requested minor plat.
3. Provide a copy of paid taxes for the parcels involved.

Second by Del Williams: Roll call vote: Del Williams, yes; Randy Hoselton, yes; Ralph Sippel, yes; Ted Brandt, yes; Jeff Campbell, yes; Andrew Sutton, yes. 6 yeas, 0 nays – *Motion Approved*.

8a. **2014-28: CONDITIONAL USE PERMIT, USED CAR LOT AT JEFFCO AND CHURCH ROAD – POSTPONED UNTIL NOVEMBER 11, 2014.**

STAFF REPORT: FORM BASED CODE – Derrick Redhead gave a brief overview of the draft form based code ordinance and asked Commissioners to review and bring back comments.

Ted Brandt asked some questions regarding roof material.

Christie Hull-Bettale reported on the Public Meeting regarding the Tenbrook sidewalk plan.

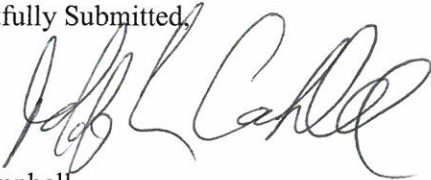
OLD BUSINESS: Del Williams commented that residents have been calling with their objections and concerns with the proposed car wash.

Mary Holden stated that she has stressed to the developer that he needs to contact each and every one of the residents to address their concerns.

COMMISSIONERS REPORT: Ted Brandt commented that there will be a meeting Wednesday night at Immaculate Conception regarding Prop S.

ADJOURNMENT: Meeting adjourned at 7:30 p.m.

Respectfully Submitted,



Jeff Campbell
Acting Planning Commission Secretary

