



**PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS – 2101 JEFFCO BOULEVARD
TUESDAY, OCTOBER 8, 2019**

MEMBERS: Andrew Sutton (Chair), Frank Kutilek (Second), Alan Bess (Secretary), Jeff Campbell, Justin Lurk, Christopher Ford, John Tucker, Del Williams, Phillip Hogan, Brian McArthur (Council Liaison). **STAFF:** Robert Sweeney (City Attorney), David Bookless (Community Development Director), Christie Hull-Bettale (Community Development Engineer), Sarah Turner (Community Development Planner).

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. APPROVAL OF MINUTES: September 10, 2019

6. PUBLIC COMMENT

7. PUBLIC HEARING(S):

- a. **2019-38 Commercial Use Parking:** A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify minimum parking requirements for various motor vehicle repair uses.
- b. **2019-35 CarX:** Conditional Use Permit to allow for a motor vehicle repair business at 1427 Jeffco Blvd.
- c. **2019-37 Vapor Maven:** Conditional Use Permit to allow for a tobacco, nicotine, and other legal substances establishment at 1783 Jeffco Blvd.
- d. **2019-36 Old Highway 9:** Request for the vacation of right-of-way at Old Hwy. 9 at St. Johns Church Road.

8. OLD BUSINESS: None

9. NEW BUSINESS:

- a. **2019-38 Commercial Use Parking:** A City-initiated request to amend Chapter 405, Zoning, of the Code of Ordinances to modify minimum parking requirements for various motor vehicle repair uses.
- b. **2019-35 CarX:** Conditional Use Permit to allow for a motor vehicle repair business at 1427 Jeffco Blvd.
- c. **2019-37 Vapor Maven:** Conditional Use Permit to allow for a tobacco, nicotine, and other legal substances establishment at 1783 Jeffco Blvd.
- d. **2019-36 Old Highway 9:** Request for the vacation of right-of-way at Old Hwy. 9 at St. Johns Church Road.
- e. **2019-39 Arsenal Credit Union:** Request for Commercial Site Plan approval in order to construct a 2nd story addition at 3780 Vogel Rd.

10. STAFF UPDATE

11. COMMISSIONERS UPDATE

12. COUNCIL LIAISON REPORT

13. NEXT SCHEDULED MEETING: October 22, 2019

14. ADJOURNMENT

The Public is welcome to comment on any item on this agenda following presentations by the Staff and petitioner. Comments concerning items not on the agenda should be made during the Public Comment section of the agenda, near the beginning of the meeting. When you address the Planning Commission, please step to the podium and state your name and address into the microphone. Unless otherwise directed by the Chairperson, individuals may speak for three minutes, while those representing a group may speak for six minutes.



PLANNING COMMISSION MEETING CITY HALL COUNCIL CHAMBERS SEPTEMBER 10, 2019

MINUTES

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

ROLL CALL OF COMMISSIONERS: Del Williams, John Tucker (excused), Brian McArthur (excused), Alan Bess, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Justin Lurk (excused), Phillip Hogan, David Bookless (excused), Sarah Turner (excused), Christie Hull-Bettale, and Bob Sweeney (excused). 7 voting members present, 3 excused.

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

APPROVAL OF MINUTES: Jeff Campbell asked that Phil Hogan's name be added to the roll call, the voting members in attendance be changed to 9 and remove Phil Hogan's name as making the second on the motion for 2019-24.

Andrew Sutton asked that under the Public Hearing for 2019-24, Site Plan Review, Bob Sweeney's statement in the last paragraph be modified by removing the word "subsequently" and changing "of" to "before" meaning that the Community Development Director must inform the Planning Commission before a waiver is given, not after the fact.

Motion by Jeff Campbell to approve the minutes as amended from the August 27, 2019 meeting as presented. Second by Chris Ford. Voice Vote - *Unanimously Approved.*

PUBLIC COMMENT: None

PUBLIC HEARINGS:

- a. **2019-33 RECORD PLAT FOR THE ENCLAVE AT STRAWBERRY RIDGE:** Christie Hull-Bettale presented this request to divide lots for the purposes of five (5) two-family and two (2) single-family homes. Staff finds the proposed plat to substantially conform to the requirements of RSMo 89.410 and the Subdivision Ordinance of the City of Arnold, Missouri, subject to the establishment of any required easements, and recommends favorable consideration of the application and plat in Exhibit A with one condition:
 1. Provide Planning Commission Certification and signature block on the plat.

OLD BUSINESS: None

NEW BUSINESS:

- a. **2019-33 RECORD PLAT FOR THE ENCLAVE AT STRAWBERRY RIDGE:** Motion by Jeff Campbell to approve 2019-33 Record Plat for the Enclave at Strawberry Ridge with the one (1) condition:
 1. Provide Planning Commission Certification and signature block on the plat.

Second by Del Williams Roll call vote: Chris Ford, yes; Alan Bess, yes; Frank Kutilek, yes; Jeff Campbell, yes; Del Williams, yes; Andrew Sutton, yes; Phil Hogan, yes. 7 yeas, 0 nays – *Motion Approved.*

STAFF UPDATE: Christie Hull-Bettale – the October 8th meeting will have a text amendment pertaining to parking for auto service facilities; CUP for CarX Tire & Auto; CUP for a Vape Shop; Commercial Site Plan for Arsenal Credit Union; Record Plat (right-of-way vacation) at Old Hwy 9 at St. John’s Crossing. Building permit has been issued for Cedarhurst.

COMMISSIONERS UPDATE:

Chris Ford - No report.

Alan Bess – No report.

John Tucker – No report.

Jeff Campbell – Welcomed Alan back.

Del Williams – No report.

Frank Kutilek – No report.

Phil Hogan – No report.

Andrew Sutton – Since there are no applications for the September 24th meeting, the meeting will be cancelled.

NEXT SCHEDULED MEETING: September 24, 2019 - **CANCELLED**

ADJOURNMENT: Meeting adjourned at 7:44 p.m.

Respectfully Submitted,

Alan Bess
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 9/10/2019							
CALLED TO ORDER: 7:00 P.M.							
ADJOURNMENT:							
	ROLL CALL	2019-33 - APPROVED					
CHRIS FORD	P	Y					
JUSTIN LURK	EXCUSED						
BRIAN MCARTHUR	EXCUSED						
ALAN BESS	P	Y					
JOHN TUCKER	EXCUSED						
FRANK KUTILEK	P	Y					
JEFF CAMPBELL	P	Y					
DEL WILLIAMS	P	Y					
ANDREW SUTTON	P	Y					
PHIL HOGAN	P	Y					
DAVID BOOKLESS	EXCUSED		NO VOTE				
SARAH TURNER	EXCUSED		NO VOTE				
CHRISTIE HULL-BETTALE	P		NO VOTE				
CITY ATTORNEY ROBERT SWEENEY	EXCUSED		NO VOTE				