

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.

**2017-14: MINOR RECORD PLAT, RICHARDSON SQUARE, PLAT 19:** Mr. Sutton read the staff report.

No public comments.

There being no questions or comments, the public hearing adjourned at 7:03 p.m.

**REGULAR MEETING**

The regular meeting of the Arnold Planning Commission was called to order by Andrew Sutton at 7:03 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams (excused), John Tucker, Anthony Sofia, Brian McArthur (excused), Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Chris Ford, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 8 voting members present / 2 excused.

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

**APPROVAL OF MINUTES:** Motion by Jeff Campbell to approve the minutes from the August 22, 2017 meeting as presented. Second by Anthony Sofia. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2017-14: MINOR RECORD PLAT, RICHARDSON SQUARE, PLAT 19:** Dan Govero briefly explained this plan and how it came about.

Tony Sofia clarified with Mr. Govero that the rear loading dock will be eliminated and now be on the side.

Motion by Jeff Campbell to approve 2017-14, Minor Record Plat, Richardson Square, Plat 19 with the two (2) conditions:

1. Add ten (10) foot wide utility easements along lot lines that will not interfere with existing improvements.
2. Provide a copy of paid taxes for both properties.

Second by Anthony Sofia. Roll call vote: John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 8 yeas, 0 nays – *Motion Approved.*

**8a. 2017-16: COMMERCIAL SITE PLAN, 3616 RICHARDSON SQUARE WAY, GOODWILL:** Andrew Sutton read the staff report.

Mary Holden stated that they have already addressed the condition of approval and made the correction of note #27 to reflect the minimum sizes for plant material on the cover page.

Motion by Jeff Campbell to approve 2017-16, Commercial Site Plan, 3616 Richardson Square Way, Goodwill. Second by Frank Kutilek. Roll call vote: John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Chris Ford, yes. 8 yeas, 0 nays – *Motion Approved.*

**9. STAFF REPORT: CONDITIONAL USE PERMIT FOR CHRISTMAS STORAGE CONTAINERS:** Mary Holden stated that she has been asked to look at eliminating the required conditional use permit for seasonal holiday storage containers. Not to eliminate rules and restrictions, just the conditional use permit process. Mary incorporated some of the conditions that have been put upon applications in the past and incorporated them into the District Regulations for Temporary Structures. She is looking for Planning Commission input.

Frank Kutilek: On item #2 he suggests adding “calendar year” at the end after twelve-month period.

Jeff Campbell: Wanted to make sure it stated that they couldn’t be placed in required parking spots. Mary Holden stated that is covered in 6e.

Bob Sweeney: Commented that the procedure is in place and would still be reviewed and approved by Staff.

Frank Kutilek: Will they still need a permit. Mary Holden answered yes they would and that is stated in 6b.

Andrew Sutton: Suggested reducing the time that these are permitted. He would like 6b amended that trailers may not be placed sooner than November 1.

**10. OLD BUSINESS/COMMISSIONERS REPORT:** Frank Kutilek: Asked about the old UMB Bank building. Mary stated we have received an inquiry for a demo permit but have heard nothing as to what may be going in.

Ted Brandt: Commented that the 66 gas station across from Starling has changed to Gulf.

Jeff Campbell: Asked everyone to keep the people affected by Hurricane Harvey and Irma in their prayers and to do what they can to help.

Andrew Sutton: Asked for an update on 5-Star. Mary stated that the last communication she had with them was that they slightly tweaked the building again. Derrick commented that he received a call this past week inquiring as to the zoning of this property and its uses.

**11. ADJOURNMENT:** Meeting adjourned at 7:18 p.m.

Respectfully Submitted,



Alan Bess  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

<b>DATE:</b>	9/12/2017						
<b>CALLED TO ORDER:</b>	7:00 P.M.						
<b>ADJOURNMENT:</b>	7:18 P.M.						
		<b>ROLL CALL</b>	<b>2017-14 - APPROVED</b>	<b>2017-16 - APPROVED</b>			
<b>DEL WILLIAMS</b>	EXCUSED						
<b>JOHN TUCKER</b>	P	Y	Y				
<b>ANTHONY SOFIA</b>	P	Y	Y				
<b>BRIAN MCARTHUR</b>	EXCUSED						
<b>ALAN BESS</b>	P	Y	Y				
<b>TED BRANDT</b>	P	Y	Y				
<b>FRANK KUTILEK</b>	P	Y	Y				
<b>JEFF CAMPBELL</b>	P	Y	Y				
<b>ANDREW SUTTON</b>	P	Y	Y				
<b>CHRIS FORD</b>	P	Y	Y				
<b>MARY HOLDEN</b>	P	NO VOTE					
<b>CHRISTIE HULL-BETTALE</b>	P	NO VOTE					
<b>DERRICK REDHEAD</b>	P	NO VOTE					
<b>CITY ATTORNEY ROBERT SWEENEY</b>	P	NO VOTE					