

AGENDA-Amended

PUBLIC HEARING

1. Call to Order
2. 2011-22, Rezoning of 2322 Glenn Drive from R-3 to C-2, Dr. Kevin Kohne applicant
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 August 9, 2011 (no meeting on August 23, 2011))
6. Questions from the floor
7. Zoning Amendment
 - a. 2011-22, Rezoning of 2322 Glenn Drive from R-3 to C-2, Dr. Kevin Kohne applicant
8. Commercial Site Plan
 - a. 2011-11, Home Service Oil, 1919 Richardson Road, Landscape Plan
9. Staff Report
 - a. Definition of Small Loan Business
10. Old Business
11. Commissioners Report
12. Adjournment

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.

2011-22: REZONING OF 2322 GLENN DRIVE FROM R-3 TO C-2, DR. KEVIN KOHNE APPLICANT: Brian McArthur read the staff report.

Dr. Kevin Kohne, owner of Arnold Animal Hospital, 1324 Jeffco, read a statement explaining his request to expand the parking lot at Arnold Animal Hospital. He also addressed some concerns of the neighboring property owners.

Nancy Naylor, 2330 Glenn Drive, concerned what this might do to her property value.

Kevin Rohr, 2393 Glenn Drive, questioned when both sides of the road are owned by the hospital, will they put in speed bumps. Mary explained that traffic calming measures require the approval of all the adjoining property owners.

There being no further questions or comments, the public hearing adjourned at 7:15 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:15 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams, Jeff Fitter (excused), Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Bill Moritz (excused), Todd Teuscher, Mary Holden, Christie Hull-Bettale and Dan Bish. 7 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 August 9, 2011 meeting if there are no corrections. Second by Todd Teuscher. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: Mary Dengler, 2363 Glenn Dr., access to their private drive is already difficult and now there will be more traffic – questioned if there is something that can be done to make it easier on them like a left turn arrow. Mary Holden commented that she will contact MoDot.

7a. 2011-22: REZONING OF 2322 GLENN DRIVE FROM R-3 TO C-2, DR. KEVIN KOHNE APPLICANT: Todd Teuscher questioned how many spaces are being proposed. Also

concerned with the driveway and people crossing the traffic.

Jeff Campbell is glad to see the expansion and feels the vast majority of cars that will be parked on the lot will be the employees, which are there now anyway.

Motion by Jeff Campbell to approve 2011-22, rezoning of 2322 Glenn Drive from R-3 to C-2.
Second by Del Williams. Roll call vote: Del Williams, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays
– *Approved.*

8a. 2011-11: HOME SERVICE OIL, 1919 RICHARDSON ROAD LANDSCAPE PLAN:
Christie Hull-Bettale questioned some of the plants on the list and asked Todd Teuscher for his guidance.

Todd Teuscher questioned the placement of some of the shrubs. Todd commented that boxwoods are not tolerant of wind, heat, cold, etc. Suggested substituting the boxwoods with another conifer plant type such as Armstrong Junipers or similar. In addition, Nandian is a southern plant and this is the northern most zone for this slow growing plant. Substitute the Nandian with a dwarf viburnum or sweets fire or similar.

Motion by Del Williams to approve 2011-11, Home Service Oil, 1919 Richardson Road Landscape Plan with the one (1) condition:

1. Substitute the Boxwoods with another conifer plant type such as Armstrong Junipers or similar. In addition, Nandian is a southern plant and this is the northern most zone for this slow growing plant. Substitute the Nandian with a Dwarf Viburnum or Sweets Fire or similar.

Second by Frank Kutilek. Roll call vote: Del Williams, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Todd Teuscher, yes. 7 yeas, 0 nays
– *Approved.*

STAFF REPORT: DEFINITION OF SMALL LOAN BUSINESS: Mary explained that in recent months there has been some issues arise over certain business locations in Arnold. They meet our definition of small loan, but are not payday loan/title loan stores. Basically they are lenders of \$500 or more that are unsecured or secured with something other than a title. Typically they are not predatory in nature and not what our definition originally was addressing. Therefore, we have looked at the State of Missouri Division of Finance and found distinctions between various small loan businesses. Mary would like direction from the Planning Commission to revise our definition to address the issue of payday/title lenders and not the small loan businesses.

Commissioners directed Mary to research and bring her findings and proposed revision back.

OLD BUSINESS: None

COMMISSIONERS REPORT: Del Williams feels it would be nice to send Pastor Mike Castello of Oasis Church a positive thank you letter for the fine job they did based on the Commission's wishes.

Frank Kutilek thanked Bryan Wucher for his time on the Board.

Jeff Campbell acknowledged Jim Edwards time and efforts through the years.

Brian McArthur reported that the draft stage of the Comprehensive Plan is done and ready for the Commission's review. Open House will probably be the first or second meeting in October.

Mary Holden mentioned that it is also on the website.

ADJOURNMENT: Meeting adjourned at 7:51 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 9/13/2011

CALLED TO ORDER:
PH: 7:00 RG: 7:15
ADJOURNED:

PH: 7:15 RG: 7:51

	ROLL CALL	2011-22 - APPROVED	2011-11 - APPROVED				
DEL WILLIAMS	P	Y	Y				
JEFF FITTER	EXCUSED						
BRIAN MCARTHUR	P	Y	Y				
ROY WILDE	P	Y	Y				
TED BRANDT	P	Y	Y				
FRANK KUTILEK	P	Y	Y				
JEFF CAMPBELL	P	Y	Y				
BILL MORITZ	EXCUSED						
TODD TEUSCHER	P	Y	Y				
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	P	NO VOTE					
DAN BISH	P	NO VOTE					