

MINUTES

PUBLIC HEARING

No Public Hearing

REGULAR MEETING

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, Anthony Sofia, Brian McArthur (excused), Alan Bess, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 9 voting members present, 1 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 23, 2016 meeting as presented. Second by Del Williams. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. COMMERCIAL SITE PLAN APPROVAL: 2016-12, SESSIONS FIXTURES WAREHOUSE, ARNOLD TENBROOK ROAD, LOT 7 TENBROOK INDUSTRIAL CENTER: Andrew Sutton read the staff report.

Brandon Harp, Civil Engineering Design Consultants, 11402 Gravois Rd., presented the plan. A single story, 48,000 square foot warehouse with a small office component in the lower left portion of the building. Due to the cost of the project they would like to reduce the size of the building by taking 40 feet off of the eastern side (1 Bay). This reduction would make the building 43,200 square feet. This will help with the project cost as well as move the building further away from the creek bank which was a concern of the City's. They will also be able to reduce the height of the retaining wall which was another concern.

Frank Kutilek asked if the building could be expanded in the future.

Brandon Harp said it would not unless a new plan would be brought back and conditions addressed.

Del Williams expressed his concern of the separation of this property and the residential area behind it.

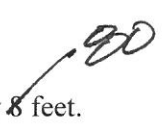
Brandon Harp stated that there will be a 30 foot physical setback and then in that setback will be the buffer that the city requires.

Jeff Campbell asked if they considered doing a berm along with the landscaping on the backside of the building.

Brandon Harp explained that the building is tucked into the hillside on the one side; therefore, all you will see is 10 foot of the structure. Also due to the topography, there needs to be room for drainage. There is no room to build up and build down.

John Tucker questioned the truck traffic hours.

Brandon Harp stated their general hours are from 7:00 a.m. to 7:00 p.m.

Todd Teuscher asked if the 400 foot long stripes could be broken up to about every 8 feet. 

The Architect stated that the striping and the color tones of the building are similar to their existing facility. This building is a little taller but with the proposed reduction in the size, they may be able to break those long stripes up. They will also be looking at some vertical stripes to help break it up.

Motion by Jeff Campbell to approve 2016-12, Sessions Fixtures Commercial Site Plan, Lot 7, Tenbrook Industrial Center as amended and with the four (4) recommendations:

1. If the retaining wall design is not revised and the wall exceeds six feet, a variance to the front yard setback will be required from the Board of Adjustment.
2. Provide details on treatment of the bank of the creek/drainage ditch with the improvement plans.
3. If the dumpster becomes a nuisance, an enclosure for the dumpsters must be constructed.
4. A contribution to the sidewalk fund must be made prior to the issuance of an occupancy permit.

Second by Del Williams. Roll call vote: Del Williams, yes; John Tucker, yes; Anthony Sofia, yes; Alan Bess, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Andrew Sutton, yes; Todd Teuscher, yes. 9 yeas, 0 nays – ***Motion Approved.***

8a. SKETCH PLAN REVIEW: 2016-13, OTT PROPERTY, POMME AND LONEDELL ROAD: Andrew Sutton read the staff report.

Thomas Cummings with Payne Family Homes, 10407 Baur Blvd., presented the plan highlights. Development will be a combination of suburban development, open space, inner connectivity of trails and walking system as well as a close proximity to a public school.

Todd Teuscher asked if there is sidewalk access along the roadway. Mr. Cummings stated yes they do. Todd asked if they are going to connect to the front of Lonedell School as well. Mr. Cummings stated that they are in discussions with Lonedell School as to how and where to make those connections. Todd asked if this development provides additional trees to each home owner as part of the package. Mr. Cummings stated yes it is part of the package. Todd asked about street lights. Mr. Cummings stated they will be complying with the city code. Todd concerned with street setback and parking in the driveways. Mr. Cummings stated the setback is 20 feet and cars fitting in the driveways should be no problem. Todd asked what the treatment will be for the Ameren utility easement. He would like ~~traces of~~ prairie. Mr. Cummings stated that they are in the process of meeting with the District Engineer to discuss. ~~Prairie~~ and wildflowers

Mary Holden commented that Ameren does not want any trees in the utility easement. Todd stated prairie and wildflowers would be fine.

Tony Sofia asked what the square footage of the homes will be. Mr. Cummings stated 1,700 s.f. up to 3,000 s.f.

Jeff Campbell asked if a traffic study has been done. Jeff is concerned about a high volume of traffic around a school. Mr. Cummings stated they had not conducted a traffic study but the one traffic issue they have identified is the access at Tomahawk.

John Tucker questioned the setbacks. Mary Holden stated that this is a PRD which has unique development features.

Ted Brandt asked the size of the lots. Mr. Cummings stated they are 50' to 60' wide by 120' to 130' deep.

Jeff Campbell has an issue with the 20' setback.

Andrew Sutton likes the concept but wishes the lots were larger.

STAFF REPORT: No Report

OLD BUSINESS / COMMISSIONERS REPORT: Frank Kutilek asked for an update of the Woodland's entrance. Mary Holden stated they are in the process of redesigning the plan.

John Tucker asked for an update of the Kohler house next to Meineke Muffler. Mary Holden stated we have been working with the Kohlers' for about two years to no avail. We will now be convening the Board of Appeals Board to get the building condemned.

Todd Teuscher reported more dead shrubs along 141 and Jeffco, by Panda Express and Starbucks.

Jeff Campbell asked for an update on 5-Star Auto Body site. Christie stated that she is meeting with the owner this coming week to discuss the project status.

Del Williams questioned the proposed trees to be used for the buffer between Sessions and the residential area.

Andrew Sutton noticed that Value Place Motel has changed their name and wants to go record as asking the City of Arnold to enforce any and all codes to make sure they are complying with business in a lawful matter.

ADJOURNMENT: Meeting adjourned at 7:55 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Todd Teuscher", written in a cursive style.

Todd Teuscher
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE:	9/13/2016						
CALLED TO ORDER:	7:00 P.M.						
ADJOURNMENT:	7:55 P.M.						
		ROLL CALL	2016-12 - APPROVED				
DEL WILLIAMS		P	Y				
JOHN TUCKER		P	Y				
ANTHONY SOFIA		P	Y				
BRIAN MCARTHUR		EXCUSED					
ALAN BESS		P	Y				
TED BRANDT		P	Y				
FRANK KUTILEK		P	Y				
JEFF CAMPBELL		P	Y				
ANDREW SUTTON		P	Y				
TODD TEUSCHER		P	Y				
MARY HOLDEN		P		NO VOTE			
CHRISTIE HULL-BETTALE		P		NO VOTE			
DERRICK REDHEAD		P		NO VOTE			
CITY ATTORNEY ROBERT SWEENEY		EXCUSED		NO VOTE			