

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

SEPTEMBER 23, 2014 / 7:00 P.M.

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## MINUTES

### PUBLIC HEARING

No Public Hearings

### REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Andrew Sutton at 7:02 p.m. The Pledge of Allegiance was recited by those in attendance.

**ROLL CALL OF COMMISSIONERS:** Del Williams, Randy Hoselton, Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell (excused), Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 8 voting members present, 1 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 September 9, 2014 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2014-23: COMMERCIAL SITE PLAN APPROVAL FOR LOT D OF NOLL PLAZA, 3876 VOGEL (ELMER DRIVE):** Andrew Sutton read the staff report.

Dan Govero, Govero Land Services presented the proposed plan for an Orthodontic office commenting that this is the last lot in the development.

Ralph Sippel asked if the entire building would be occupied by the Orthodontist. Mr. Govero answered yes.

Motion by Del Williams to approve 2014-23, Commercial Site Plan approval for Lot D of Noll Plaza, 3876 Vogel (Elmer Drive) with the three (3) conditions:

1. A lighting plan must be provided and approved before lighting is installed.
2. The dumpster enclosure material must be of the same as the primary building (except for the metal).
3. The retaining wall must be of decorative block.

Second by Randy Hoselton. Roll call vote: Del Williams, yes; Randy Hoselton, yes; Brian McArthur, yes; Ralph Sippel, yes; Ted Brandt, yes; Frank Kutilek, yes; Andrew Sutton, yes; Todd Teuscher, yes. 8 yeas, 0 nays – *Motion Approved.*

**STAFF REPORT:**

- a. **Christie Drive & Harry's Lane:** Mary Holden commented that a modification of Christie Drive and Harry's Lane will be coming before the Planning Commission to revise the current C-4 to allow residential uses. Letters went out to homeowners two weeks ago and we have not received any calls. The issue arose when a prospective homeowner asked for a zoning letter when pursuing a FHA home loan.

Brian McArthur noted to make sure all know that C-4 is a lot by lot zoning code/planned development. Each property is separate.

Del Williams questioned how this residential area was rezoned to C-4.

Mary Holden stated that she could not speak to what happened in 1996.

Del Williams asked if there is anyone that has shown interest in developing the property for commercial use.

Mary Holden stated only rumors and speculation.

Brian McArthur explained that in 1996, there was a developer interested in developing this area and that is the reason it was rezoned to C-4. C-4 raised the property values so residents were fine with it. The economy started to go down and the developer backed off.

1. Mary Holden passed out a picture of the proposed retaining wall for the Ridgecrest Development which shows the color chosen is natural. Since one of the conditions of approval was that the retaining wall must be mixed color block she asked for the Commissioner's opinions. The applicant has stated that the homeowners do not have a problem with the chosen color.

Frank Kutilek – no problem with color.

Ted Brandt – if homeowners have no problem with color neither does he.

Randy Hoselton – no problem.

Todd Teuscher – would like to see a color other than gray.

Brian McArthur – if homeowners have no problem neither does he.

Ralph Sippel – no problem.

Del Williams – no problem.

Andrew Sutton – would like to see color.

**OLD BUSINESS:** Frank Kutilek asked if nightly rates were allowed at Value Place. As he recalls the agreement was for nothing less than a weekly rate.

Mary Holden stated that were approved for a hotel use but she will check into it.

Andrew Sutton commented that the sign code committee will meet again soon.

Frank Kutilek stated in the next committee meeting he wants to discuss changing the ordinance on how long political signs can be up.

Andrew Sutton referred to the form based codes and has asked Mary and Derrick for the steps to create the code and our role in the process.

**COMMISSIONERS REPORT:** Del Williams commented that Foxwood gates have been open. Mary Holden stated that the bank is allowing the City of Arnold to pull out and use large boulders from the site to use elsewhere.

Ralph Sippel commented that if the City Council votes on sign code amendments they should just forget changing anything to do with political signs because they won't vote for it.

Brian McArthur commented not to worry about what City Council will do. The Planning Commission is a recommending body to the Council. Just don't be disappointed if they don't agree. Some elected officials have taken signs down from the primary and have recently replaced them.

Brian McArthur reported that he went to the MML Conference and heard EPA regulations that are proposed for municipalities. Considering what they are proposing, he definitely feels we need to sell the sewer system.

Frank Kutilek stated he will be on vacation for the next month.

**ADJOURNMENT:** Meeting adjourned at 7:37 p.m.

Respectfully Submitted,



Todd Teuscher  
Planning Commission Secretary

**PLANNING COMMISSION  
ROLL CALL SHEET**

DATE: 9-23-14	ROLL CALL	2014-23						
CALLED TO ORDER: 7:02								
ADJOURNMENT: 7:37								
DEL WILLIAMS	P	Y						
RANDY HOSELTON	P	Y						
BRIAN MCARTHUR	P	Y						
RALPH SIPPEL	P	Y						
TED BRANDT	P	Y						
FRANK KUTILEK	P	Y						
JEFF CAMPBELL	<del>E</del>							
ANDREW SUTTON	P	Y						
TODD TEUSCHER	P	Y						
MARY HOLDEN	P	80						NO VOTE
CHRISTIE HULL-BETTALE	P							NO VOTE
DERRICK REDHEAD	P							NO VOTE
CITY ATTORNEY								
ROBERT SWEENEY	E							NO VOTE

*Todd Teuscher*