

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING SEPTEMBER 27, 2011 / 7:00 P.M.

AGENDA

PUBLIC HEARING

1. Call to Order
2. 2011-25: Conditional Use Permit, Mo Baptist University Arnold Campus, 140 Richardson Crossing.
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. Public Hearing/Regular Meeting of September 13, 2011
6. Questions from the floor
7. Conditional Use Permit
 - a. 2011-25: Mo Baptist University Arnold Campus, 140 Richardson Crossing
8. Staff Report
9. Old Business
10. Commissioners Reports
11. 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.

2011-25: CONDITIONAL USE PERMIT, MO BAPTIST UNIVERSITY ARNOLD CAMPUS, 140 RICHARDSON CROSSING: Brian McArthur read the staff report.

There being no questions or comments, the public hearing adjourned at 7:08 p.m.

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Chairman Brian McArthur at 7:08 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams (excused), Jeff Fitter, Cricket Whaley, Brian McArthur, Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Bill Moritz, Todd Teuscher, Mary Holden (excused), Christie Hull-Bettale and Dan Bish. 9 voting members present, 1 excused.

REVIEW AND APPROVAL OF AGENDA: Christie Hull-Bettale asked that the agenda be amended under Old Business with the addition of 2011-11, review of the Landscape Plan for Home Service Oil.

Motion by Jeff Campbell to approve the agenda as amended. Second by Jeff Fitter. Voice Vote – Unanimously Approved.

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the September 13, 2011 meeting if there are no corrections. Second by Frank Kutilek. Voice Vote – Approved. (Bill Moritz abstained).

QUESTIONS FROM THE FLOOR: Doris Borgelt, 653 Louisa, spoke regarding the Home Service Oil asking if the city is holding up this job due to a boxwood plant.

Jeff Fitter explained that the city is not holding up this job at all. We are only making a recommendation of using a different approved plant based on an expert's opinion.

Todd Teuscher explained that the recommended plant will do better in this location.

7a. 2011-25: CONDITIONAL USE PERMIT, MO BAPTIST UNIVERSITY ARNOLD CAMPUS, 140 RICHARDSON CROSSING: Bill Moritz has an objection to comparing the number of parking spaces needed for a restaurant to what would be needed for the school.

Jeff Fitter asked if they have any projections as to the number of classes and class sizes.

Ken Revenaugh with Missouri Baptist University stated that almost all extension sites offer evening classes starting at 5:00 or 6:00 in the evening. They are anywhere from 3 to 4 1/2 hours. Typically students attend one to two nights a week. Courses are 8 weeks long. Classes are Monday thru Thursday night; 7 classrooms with 277 chairs. Before they signed the lease they verified with the Landlord that there was sufficient parking and that they would not infringe on any other tenant in the plaza.

Motion by Jeff Campbell to approve 2011-25, Conditional Use Permit for an Educational Facility at 140 Richardson Crossing. Second by Jeff Fitter. Roll call vote: Jeff Fitter, yes; Cricket Whaley, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Bill Moritz, yes; Todd Teuscher, yes. 9 yeas, 0 nays – *Approved*.

STAFF REPORT: Dan Bish stated that the Public Viewing followed by the Public Hearing for the Comprehensive Plan will be October 25, 2011.

OLD BUSINESS: 2011-11, HOME SERVICE OIL LANDSCAPE PLAN: Christie Hull-Bettale reported that Landscape Company has asked that we reconsider our suggestion of substituting the Wintergreen Boxwood since it is an approved plant in our Zoning Code. In speaking with City Attorney Bob Sweeney, the Conditional Use Permit for Home Service Oil was approved in 1990. What they came through for this time is an approval of a Commercial Site Plan. With that we can hold them to the code but we cannot ask for something more. Bob suggested we strike that condition from the approval. We can make a strong suggestion but cannot require it.

Bill Moritz commented that on this site the previous owner did have trees that kept dying and they would have to replace them.

Brian McArthur agrees and stated that we are only trying to help them from constantly replacing their trees.

Motion by Jeff Fitter to amend the condition of approval of 2011-11, Home Service Oil Landscape Plan by removing the requirement to substitute the Wintergreen Boxwood. The amended condition is as follows:

1. Nandian is a southern plant and this is the northern most zone for this slow growing plant. Substitute the Nandian (not on our approved list of plants), with a Dwarf Viburnum or Sweetspire or similar.

Second by Frank Kutilek. Roll call vote: Jeff Fitter, yes; Cricket Whaley, yes; Brian McArthur, yes; Roy Wilde, yes; Ted Brandt, yes; Frank Kutilek, yes; Jeff Campbell, yes; Bill Moritz, yes; Todd Teuscher, yes. 9 yeas, 0 nays – *Approved*.

COMMISSIONERS REPORT: Frank Kutilek offered his condolences to the Police Officer (Tom Buettmiller) who recently lost his son.

Roy Wilde also offered his condolences.

Todd Teuscher reported on a seminar he attended with regard to native plants.

Jeff Fitter asked that the landscape plan requirements be reviewed and updated to where we can be put into a better position to make recommendations.

All Commissioners welcomed Cricket Whaley.

ADJOURNMENT: Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

ROLL CALL SHEET

NO VOTE