

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

SEPTEMBER 9, 2014 / 7:00 P.M.

MINUTES

PUBLIC HEARING

No Public Hearings

REGULAR MEETING

The regular meeting of the Arnold Planning Commission was called to order by Acting Chairman Frank Kutilek at 7:00 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, Andrew Sutton (excused), Todd Teuscher (excused), Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney (excused). 7 voting members present, 2 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 August 12, 2014 meeting as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

QUESTIONS FROM THE FLOOR: None

7a. 2014-22: SKETCH PLAN FOR PROPOSED DEVELOPMENT AT EVERGREEN AND WEST OUTER ROAD: Dan Govero, Govero Land Services presented the sketch plan for 5 Star Auto Body.

Del Williams asked about current residents. Mary commented that there are only two trailers left at Evergreen. They have been relocating all summer.

Ted Brandt asked if there will be a fence around this development.

Eric Hummel owner of 5 Star Auto Body addressed the Commissioners stating he is wanting to relocate his current business. He explained that the car storage lot will be fenced in.

Ted Brandt asked about disposal area for chemicals.

Eric Hummel stated that chemicals will be stored inside and the waste is hauled away by an outside service.

Brian McArthur asked about the car rental area.

Dan Govero stated there is a separate building with its own carwash.

Eric Hummel stated that depending on which rental car service he goes with they may share the building with him.

Jeff Campbell asked them to look at site lines and consider screening the long term storage lot.

Del Williams commented that he thinks this would be a good fit for this area.

Mary Holden stated there is over \$35,000 in outstanding fees owed to the city on this property that must be paid before any submittals can be made.

STAFF REPORT:

- a. **Form based Codes:** Derrick Redhead went over the major components of a form based code and how a city tackles the issues piece by piece. He also showed examples. Discussion.

OLD BUSINESS: Del Williams asked the status of Drew's Donuts. Why is it taking so long to open.

Ralph Sippel explained that the owner is doing all the work himself and is now in the hospital.

Mary Holden followed up by stating they bit off a little more than they could chew and explained some of their issues. We have been working with them and they are scheduled for a final this week.

Ralph Sippel asked the status of Dunkin Donuts. Mary Holden stated they should also be calling for a final.

Ted Brandt asked if MoDot approved the left turn entrance into Ridgecrest off of Jeffco. Mary stated that we have not received anything in writing from MoDot.

COMMISSIONERS REPORT: None

ADJOURNMENT: Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Jeff Campbell
Acting Planning Commission Secretary

