

AGENDA

PUBLIC HEARING

No public hearing

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. August 11, 2015 meeting
6. Questions from the floor
7. Commercial Site Plan
  - a. 2015-18, CC Dillon, 1342 Lonedell, Add garage in rear of building
8. Staff Report
9. Old Business/Commissioners Report
10. Adjournment

MINUTES

**TAPE RECORDING VANISHED**

**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, Randy Hoselton (excused), Brian McArthur, Ralph Sippel, Ted Brandt, Frank Kutilek, Jeff Campbell, Andrew Sutton, Todd Teuscher, Mary Holden, Christie Hull-Bettale, Derrick Redhead and Bob Sweeney. 9 voting members present.

**REVIEW AND APPROVAL OF AGENDA:** Motion by Jeff Campbell to approve the agenda as presented. Second by Ralph Sippel. Voice Vote – *Unanimously Approved.*

**APPROVAL OF MINUTES:** Spelling correction on roll call sheet.

Motion by Jeff Campbell to approve the minutes from the July 28, 2015 meeting as corrected. Second by Del Williams. Voice Vote – *Unanimously Approved.*

**QUESTIONS FROM THE FLOOR:** None

**7a. 2015-19: SKETCH PLAN FOR PRELIMINARY PLAT OF FOXWOOD ESTATES:** Dan Govero, Govero Land Services presented the sketch plan for Foxwood Estates. They are looking for 60' lots instead of 70' lots. Would like a waiver for the tree preservation plan as the site has already been cleared. They anticipate no tree removals will be needed. They will need a waiver for the street width. They will be adding a detention pond on the first lot to pick up flows from Tenbrook.

Jeff Campbell has a problem with 60' wide lots because of density.

Del Williams commented that this has been a tough site and sore subject for the city. This is an eyesore and we need to get it done and move on.

Ted Brandt asked how wide the house would be.

Dan Govero stated 6 foot side yards and 25 foot front setbacks. Houses will be about 40 feet wide with 2 car garages.

John Tucker commented that 6 foot side yards is too congested and will not be attractive or desirable to have.

Frank Kutilek expressed concern about the north lots with minimal backyards up against the slope.

Brian McArthur asked what the previous lot size widths were.

Mary Holden stated they were 60 feet with 41 lots.

Brian McArthur commented that if one lot is removed, the lots can meet the 70 foot R-5 requirement and it would not be a hardship.

Ralph Sippel feels we are wasting our time picking apart this plan; Council approved it the first time after Planning Commission voted it down. They will approve it again.

Jeff Campbell stated that ignoring the required side yard setback is not a good precedence to set.

Brian McArthur stated this is going to be tough to approve with so many waivers needed.

**STAFF REPORT:** Mary Holden asked everyone to bring their shirts back in so they can get embroidered with Planning Commission text.

Christie Hull-Bettale reported that letters seeking construction easements along Tenbrook are going out next week for the safe routes to school sidewalk project.

Brian McArthur explained to the Planning Commission that the city received a grant for improvements to the Tenbrook/Jeffco intersection.

**OLD BUSINESS:** None

**COMMISSIONERS REPORT:** Frank Kutilek mentioned that Immaculate Conception has put up a new ornamental fence that is blocking site distance views at the access road to Michigan.

Brian McArthur reported that the Mayor broke the tie so the drop box was approved.

**ADJOURNMENT:** Meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Todd Teuscher  
Planning Commission Secretary

