

AGENDA

PUBLIC HEARING

No Public Hearings

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) Regular Meeting June 8, 2010
6. Questions from the floor
7. Staff Report
 - a) Changing required minimum square footage for residences.
 - b) Mobile Home Parks
 - c) Other Zoning Code issues
 - d) 1996 Comprehensive Plan Update
8. Old Business
9. Commissioners Report
10. Adjournment

PLANNING COMMISSION

CITY HALL

PUBLIC HEARING/REGULAR MEETING

JUNE 22, 2010 / 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 Jeff Fitter at 7:00 p.m. The Pledge of Allegiance was recited by those in attendance.

ROLL CALL OF COMMISSIONERS: Del Williams (excused), Jeff Fitter, Bryan Wucher (excused), Brian McArthur (excused), Roy Wilde, Ted Brandt, Frank Kutilek, Jeff Campbell, Cricky Lang, Todd Teuscher, Mary Holden, Christie Hull-Bettale (excused). 7 voting members present 3 excused.

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

APPROVAL OF MINUTES: Motion by Jeff Campbell to approve the minutes from the June 8, 2010 meeting if there are no corrections. Second by Frank Kutilek. Voice Vote – Approved.

QUESTIONS FROM THE FLOOR: None

7a. CHANGING REQUIRED MINIMUM SQUARE FOOTAGE FOR RESIDENCES: Mary Holden feels out minimum square footage is inadequate. The standard minimum seems to be 1000 to 1200 s.f. She recommends a 1,000 s.f. minimum and it is not tied to lot size.

Ted Brandt questioned what the goal was.

Todd Teuscher commented that his goal would be quality of life and feels 1000 s.f. would be an appropriate minimum.

Jeff Campbell would rather the minimum be 1100 s.f.

Roy Wilde feels the size of the family is a crucial factor as to the size of the house.

Frank Kutilek agrees with 1100 s.f.

Cricky Lang also agrees with 1100 or 1200 s.f.; people outgrow the smaller homes too quickly.

Frank Kutilek questioned if there is a formula for a percentage increase by the number of bedrooms.

Mary Holden stated she just wants the base minimum established and then the building code kicks in; a certain square footage per person per bedroom.

Jeff Fitter commented that from a planning aspect, consideration should be given to the tax base and that the property value of the homes built in those areas adequately sustain the quality of life we want to see in Arnold. Would like to see the minimum set at 1200 to 1300 s.f.

Ted Brandt expressed his concern about the lot sizes.

Jeff Fitter is concerned that if the city dictates the lot sizes the builders would lose the ability to put the nice homes people want in certain areas.

Ted Brandt would like to see larger lots and feels this needs to be addressed in the future.

Cricky Lang added that she has found the younger generation want smaller lots because they are busy and don't want a lot of yard take care of.

Jeff Campbell would like to see a deeper front yard setback.

After much discussion, the Commissioner's agreed on a minimum of 1250 s.f.

7b. MOBILE HOME PARKS: Mary Holden commented that she would like to look at requiring all mobile home parks to start constructing tornado shelters for their residents; build it into the existing mobile home district regulations; giving them 5 to 6 years to construct one.

Frank Kutilek would like to see in the interim that a safe haven be provided for the mobile home residents.

7c. OTHER ZONING CODE ISSUES: Todd Teuscher questioned if the minimum square footage of duplexes should be addressed.

After some discussion, Mary Holden stated she would look at amending duplexes at a later date.

Mary Holden gave an update of Coach Mobile Home Park.

7d. 1996 COMPREHENSIVE PLAN UPDATE: Mary Holden reported they went out for request for qualifications; received six (6) and are down to three (3) to interview.

OLD BUSINESS: Jeff Fitter asked the status of the Hometown Plan. Todd Teuscher gave an update.

Frank Kutilek reported a garage sale sign posted at 141, Missouri State Rd., and Church Rd. Frank asked if a Police Officer could take down the address from the sign and write a ticket.

Cricky Lang commented that when she lived in Festus, they had to get a permit for yard sales.

Jeff Campbell asked for an update on the Landscape Business that went in behind Hickory Manor. Mary Holden stated a letter has been sent to the owner.

Jeff Fitter expressed his aggravation that the THF sign is still being held down with the rocks. Mary Holden stated she had contacted Alan Bornstein about the dumpster and the sign and will now take corrective action.

COMMISSIONERS REPORT: Jeff Campbell commented that he has never been happy with the minimum lot size of 8,000 s.f. He would like to see them larger, around 10,000 to 12,000 s.f.

Todd Teuscher would like to see more specifics as to what is planned in the PUD zones.

Frank Kutilek agrees with Jeff on the larger lot sizes.

ADJOURNMENT: Meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Roy Wilde
Planning Commission Secretary

**PLANNING COMMISSION
ROLL CALL SHEET**

DATE: 6/22/2010

CALLED TO ORDER: 7:00 PM

ADJOURNED: 8:03 PM

	ROLL CALL						
DEL WILLIAMS	EXCUSED						
JEFF FITTER	P						
BRYAN WUCHER	EXCUSED						
BRIAN MCARTHUR	EXCUSED						
ROY WILDE	P						
FED BRANDT	P						
FRANK KUTILEK	P						
JEFF CAMPBELL	P						
CRICKY LANG	P						
TODD TEUSCHER	P						
MARY HOLDEN	P	NO VOTE					
CHRISTIE HULL-BETTALE	EXCUSED	NO VOTE					