

**MINUTES OF THE PLANNING AND ZONING
COMMISSION MEETING**

Brentwood City Hall

**Date: January 13, 2016
7:00pm**

Chairman Daming called the meeting to order at 7:00pm and led the pledge of allegiance. John Nuernberger called the roll with the following members present: Rebecca Jacobs, Jeff Moore, Clint Lewis, John Nuernberger, Sheri Bilderback, Michael Daming, David Dimmitt, Jennifer Hansen, Karen Smith, and Hart Nelson

APPROVAL OF MINUTES

Meeting Minutes December 9, 2015

Minutes were tabled for further review

OLD BUSINESS

Application for a Zoning Map Amendment from “PD” to “UD” at 8071 & 8075 Manchester Rd. (Case #15-20) and Application for a Conditional Use Permit and Site Plan Review to allow a four story multi-family development at 8071 & 8075 Manchester Rd. (Case #15-21)
Applicant: Gary Hassenflu, Garrison Companies

Mr. Hassenflu stated that the developer had retained a team of engineers, architects, and landscape planners to pursue all the requirements for approval. They had discovered that MSD, St. Louis County, and MoDOT had several restrictions for the property including limited accessibility on Manchester, requiring relocating the proposed curb cut. The requirements of those three organizations needed to be mapped out before the developer could present the commission with a more complete plan.

Discussion

Mr. Daming asked what the timeline for the project and the traffic study were. Mr. Hassenflu said that he was hoping to get a more detailed drawing by the next site plan meeting. Mr. Streiler said the traffic study would largely need to wait until the engineer could see more detailed final drawings, but that he would see if he could get a preliminary report in the meantime. Mr. Daming said that the commission would like to review the final plans at a sub-committee meeting prior to a vote being taken at a regular commission meeting.

Ms. Jacobs asked how many entrances there would be to the site. Mr. Hassenflu replied that there would likely be two.

Ms. Smith asked the applicant to provide more detailed elevations so as to understand the potential impact on neighboring residents. She also asked if the applicant knew how many parking spaces per dwelling unit other Brentwood apartment complexes had. Mr. Hassenflu said he did not know the arrangements of other complexes but that the 1.5 ratio was crucial in order for his project to continue.

Audience Comment

Cheryl Rose, member of the St. Louis County Council on Disabilities, said she was happy to see that the development would be close to a MetroLink station. She asked the commission to prioritize making the proposed complex both accessible and affordable.

Pat Lackey, member of the St. Louis County Council on Disabilities, asked if there would be any MHDC funding for the project. Mr. Hassenflu said that there would not. He further stated that all units would be accessible-adaptable while several units would be fully accessible and equipped.

Carl Karlen, 2510 Louis, was looking forward to seeing the detailed elevations as well as the results of the traffic study. He asked if sustainable elements or tax abatement were being considered for the property.

NEW BUSINESS

Application for Site Plan Review for façade improvements at 2533 S. Brentwood Blvd. (Case #16-01)

Applicant: South Brentwood Partners, represented by Bob Hagen and Bill Stude

Mr. Hagen explained that the application was for a façade improvement including an extension of the parapet wall and a monument on the south end of the existing outdoor dining area.

Staff Report

Mr. Streiler, Interim Director of Planning and Development, stated that the applicant proposed to lighten and brighten the 0.65 acre site by changing the appearance of the façade and the outdoor eating area. The city notified property owners within 300 feet of the subject site. The applicant did not propose changing parking or landscaping. Mr. Streiler asked the applicant to explain their intent in raising the façade and whether the footprint of the outdoor dining area would change. Mr. Hagen said that the outdoor dining area would remain the same and that their goal was to improve the street appeal of the building as well as increase visibility amidst other larger buildings in the area.

Discussion

Mr. Daming asked if the applicant was planning to submit a sign package or do any additional landscaping. Mr. Hagen replied that they would propose new signage but planned to use the existing landscaping.

Mr. Nuernberger asked Mr. Streiler to look into whether outdoor dining had been approved for the site.

Ms. Bilderback voiced approval of the applicant's repaving the parking lot and agreed that improvements were necessary.

Mr. Dimmitt asked if there would be any external lighting and what the new storefront would look like. Mr. Hagen said the lighting plan hadn't been determined yet and that the new storefront windows would be clear glass like what is there currently.

Ms. Jacobs agreed that the façade needed to be refurbished but didn't think the proposal spoke to the small town character of Brentwood.

Audience Comment

Louise Charboneau, 8833 Madge, agreed with Ms. Jacobs that the proposal did not speak to the old town feel of Brentwood and hoped that the improvements wouldn't create a visibility concern for drivers.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Mr. Streiler gave an update on the projects from Meche Salon and Bommarito Wines.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

Plans were made to hold a sub-committee meeting on February 3rd at 6:00pm.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Motion was made by Ms. Bilderback and seconded by Mr. Dimmitt to adjourn the meeting at 7:48pm. Unanimous vote in favor was taken; **MOTION PASSED.**



Michael Daming, Chairman



John Nuernberger, Secretary