

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

Brentwood City Hall

**Date: February 8, 2017
6:00pm**

Chairman Daming called the meeting to order at 6:08 pm and led the pledge of allegiance. John Nuernberger called roll with the following members present: Sheri Bilderback, Michael Daming, Mark Favazza, Michael Hart, Rebecca Jacobs, Clint Lewis, Paul Moran, John Nuernberger, John Ritter, Lisa Schuering and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes of October 12, 2016 were approved by acclamation.

OLD BUSINESS

None.

NEW BUSINESS

- 1) Brentwood 20/20 Plan Review – Sub-Area Workshop

Discussion

Devin Lavigne and Mohit Maheshwari with Houseal Lavigne Associates provided a status of the Comprehensive Plan Update. The consultants reviewed the Key Issues and Opportunities that will influence the remainder of the planning process for updating the Comp Plan. It was noted that at the four public meetings held last year, the same issues and concerns were repeated by citizens. The existing conditions of Manchester Road and the flooding issues within the community ranked high on the priority list. Also mentioned frequently were the lack of housing options, traffic congestion and establishing a stronger sense of place and community. The consultants briefly reviewed the City's market and demographic analysis and the position of Brentwood community in the St. Louis regional market.

The Commission provided several suggestions of what they would like to see occur in the Hanley Industrial Court area, along Manchester Road, and in the core area of S. Brentwood Blvd. including the City Hall and recreation center facilities. Mixed-use development was favored, but also protecting the residential neighborhoods. Enhancing pedestrian connectivity including safer crossings over Manchester and S. Brentwood would help improve public safety. The consultants stated this process will also include a zoning reevaluation and recommendations to support ideas and recommendations included in the Comp Plan. This will assist with inconsistencies in development patterns currently found in the sub-areas. The consultants will be presenting preliminary conceptual plans for the sub-areas for the Commission's review and comments.

COMPREHENSIVE PLAN ADVISORY REPORT

The consultants will return to Brentwood March 21st and 22nd to host a Community Vision Workshop and provide a sub-area planning presentation to the Planning & Zoning Commission and Comp Plan Advisory Committee.

ALDERMANIC REPORT

None.

CITY PLANNER'S REPORT

None.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS.

None.

RATIONALE FOR THE BOARD OF ALDERMEN

None.

OTHER BUSINESS

None.

ADJOURNMENT

Motion was made to adjourn the meeting at 8:06 pm. Unanimous vote in favor was taken;
MOTION PASSED.

Michael Daming, Chairman

John Nuernberger, Secretary