

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

Brentwood City Hall

**Date: June 8th, 2016
7:00pm**

Chairman Daming called the meeting to order at 7:00 pm and led the pledge of allegiance. John Nuernberger called roll with the following members present: Rebecca Jacobs, John Nuernberger, Michael Hart, Lisa Schuering, Michael Daming, Mark Favazza, Jennifer Hansen, Tom Shipley, Paul Moran, John Ritter and Hart Nelson

APPROVAL OF MINUTES

Meeting Minutes of May 11th, 2016 were accepted with two amendments; Ms. Hansen seconded the motion to adjourn the meeting, and Mr. Shipley was in attendance at the May 11th meeting.

OLD BUSINESS

Case # 15-15 McGrath Elementary: The subject property is McGrath Elementary School located along St. Clair Ave., Litzsinger Rd., and High School Rd. The proposed project would extend the existing drive aisle and parking along the northern portion of the lot to connect to High School Dr. The project will serve to alleviate existing parking shortages and increase safety by allowing for directional flow of traffic during peak times.

Discussion:

McGrath Elementary School A proposed Site Plan and Traffic Study for McGrath Elementary School is currently being considered. The Site Plan includes amendments to the current on-site circulation and proposes a curb-cut onto High School Drive. After a lengthy discussion regarding the benefits the proposed plan would provide to vehicular flow, Commission Members expressed concern over the lack of a pedestrian route along the proposed drive aisle and the location of the bus drop off. The Petitioner and Traffic Engineer explained the school's rationale for not providing a sidewalk along the proposed drive aisle and showed the Commission Members the intended path for pedestrians along Litzsinger Road. It was suggested that the Site Plan be forwarded to the Site Plan Sub Committee so the petitioner can address the Commission's concerns.

Mr. Nuernberger concluded that we are willing to make a motion tonight with a condition upon the petitioner addressing their concerns regarding pedestrian access and bus drop off.

Todd Streiler reminded the Commission that the only thing to really consider is if access will be allowed on High School Road. Matters relating to issues other than health/safety would be outside the City's scope of review

Mr. Hart wants clarification on why is there such a rush to push this project through.

Mr. Nuemberger made the motion to approve; Jennifer Hansen seconded the application with conditions of working with staff to address onsite pedestrian access and bus parking.

Roll call: Nelson - yes, Moran – no, Schuering – yes, Farvazza – yes, Hart- no, Hansen- yes, Shipley – yes, Nuernberger – yes, Jacobs – yes, Ritter – no. **MOTION PASSED.**

Case # 15-21 Metro on Manchester The applicant is requesting to change the zoning for the 2.19 acre site from Planned Development “PD” to Urban Development “UD” and requests a conditional use permit (CUP) and approval of a Site Plan to construct a six (6) story multi-family structure with 80 units at 8071 and 8075 Manchester Road

Mr. Hassenflu has submitted everything as required by the City’s Code and other requirements of other agencies having jurisdiction over the site. In addition, he has supplied all exterior building material samples and colors. The proposed parking was discussed and it was determined by Staff and the City’s Traffic Engineer that the parking is adequate and consistent with other developments of this type.

Mr. Nuernberger had questions concerning the material for the balconies and fences for the dog park and if the dog park would be open to the public.

Mr. Nelson proposed a motion to rezone the site from PD to UD. Mr. Nuemberger seconded.

Roll call: Ritter – yes, Jacobs – yes, Nuernberger- yes, Shipley – yes, Hansen – yes, Hart – yes, Farvazza – yes, Schuering – yes, Moran – yes, Nelson – yes. **MOTION PASSED**

Mr. Nelson proposed a motion to approve the Site Plan & Conditional Use Permit (CUP). Mr. Nuernberger seconded the motion.

Roll call: Nelson – yes, Moran – yes, Schuering – yes, Farvazza – yes, Hart – yes, Hansen – yes, Shipley – yes, Nuernberger yes, Jacobs – yes, Ritter- yes. **MOTION PASSED.**

Audience Comment

NEW BUSINESS

Nomination of Officers Mr. Daming asked if there were any other nominations for Chairman for Planning and Zoning Commission.

At the May 11th meeting, Commissioner Bilderback nominated Michael Daming for Chairman.

No other nominations were called for Chairman. Michael Daming was unanimously reappointed to Chairman.

Nominations for Vice Chairman

At the May 11th meeting, Commissioner Bilderback nominated Clint Lewis for Vice Chairman. Clint Lewis was unanimously reappointed to Vice Chairman.

Nominations for Secretary

At the May 11th meeting, Commissioner Bilderback nominated John Nuernberger for Secretary. John Nuernberger was unanimously reappointed to Secretary.

Audience Comment

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

OTHER BUSINESS

.

ADJOURNMENT

Motion was made by Mr. Nuernberger and by Ms. Hansen to adjourn the meeting at 9:20 pm. Unanimous vote in favor was taken; **MOTION PASSED.**

Michael Daming, Chairman

John Nuernberger, Secretary