

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Brentwood Recreation Center

**Date: March 11, 2020
7:00 PM**

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; Sheri Bilderback, Mike Daming, Mark Favazza, Rebecca Jacobs, Jeff Moore, John Nuernberger, John Ritter, and Lisa Schuering.

APPROVAL OF MINUTES

Meeting Minutes for January 8th were approved by acclamation. Chairman Daming noted no official meeting was held on February 12th due to a lack of a quorum, therefore no official minutes were prepared. February 12th notes were prepared.

OLD BUSINESS

Case #20-01 Application for a Site Development Plan review for property at 2201 S Brentwood Blvd. (Retina Institute)

Mr. Daming asked the applicant to provide a summary of the project and any information which has transpired since the Feb 12th P&Z meeting.

Paul Boyer and Robb Lappe, representing the applicant, provided an overview of the project; demolition of existing structures on site, construction of a new parking area along Bridgeport, reconfiguration of existing parking area along Moritz, and a footprint of a future building addition. All drainage from the site will be piped, which is currently not done. They summarized other site improvements; lighting, retaining wall construction, a new fence, landscaping and other screening measures. It was also noted MSD has approved preliminary site plan and St. Louis County Department of Transportation provided approval of the right-only access onto S. Brentwood Blvd.

Chairman Daming asked if applicant had followed up with neighbor's concerns. The applicant spoke to neighbors attending Feb 12th meeting. Along with reiterating the site's storm water control plan to address existing stormwater concerns, the applicant offered to install a temporary fence to its neighbor to the west along Moritz for his pet during construction.

Chairman Daming asked if Ms. Koerkenmeier had anything to add. Ms. Koerkenmeier stated the email from St. Louis County DOT approving the right-only access has been provided to the Commission members. She noted a curb cut along S. Brentwood Blvd. will be eliminated due to the project which will be beneficial to the corridor. She noted resident Pat King of 8821 Bridgeport who could not attend the meeting this evening asked if she would share an email of

his concern that the development is allowing employees of the applicant's other offices to park at this location and shuttle to other offices.

Ms. Koerkenmeier was asked to comment. She noted the project exceeds the minimum parking requirement of the City Code which is permitted, and other projects in the past have also provided surplus parking. Developers may construct surplus parking to accommodate future expansion plans or they provide training or host other corporate events on site and need the additional parking.

Ms. Bilderback commented the lighting for this project has been addressed. She also noted the development catching and piping all of the stormwater into the storm sewers and utilizing permeable pavers in the site design will be very effective and beneficial.

Mr. Nuernberger asked how many lots comprise this development site. Mr. Boyer responded there are three lots along S. Brentwood, one along Moritz and one along Bridgeport which have been combined by the applicant.

Mr. Nuernberger asked staff about the need for rezoning. Ms. Koerkenmeier responded the lot along Moritz which is used for an existing parking area can remain zoned single-family residential and may continue in use for a parking area. The other parcels are zoned Planned Development.

Mr. Moore had additional questions regarding the stormwater control plan. Mr. Boyer clarified the use of drains, catch basins, and the installation of 6" curbing to divert the stormwater to MSD storm sewer inlets.

Resident Laura ? had concerns with people driving through the parking lot to reach from Bridgeport to Moritz and asked if it was considered to eliminate the entrance from Bridgeport. She also had concerns if there was not enough lighting, the parking area will become a place for people to loiter.

Mr. Boyer noted the access points for this proposal was reviewed by CBB, and the study concluded traffic levels on side streets are light and the office use will contribute very little to traffic on these streets. Mr. Lappe stated the lighting plan follows the City's requirements to provide adequate lighting of the site including the parking areas and there is no spill over lighting onto adjacent properties.

Ms. Bilderback asked if lower light fixtures could be used and what is the line of site for adjacent neighbors as they look in the direction of property. Mr. Lappe responded that due to the elevation between properties and the screening, residents adjacent to the site would not see the lighting. He also noted the lighting will be on dimmers.

Resident Alfred Roux of 8825 Bridgeport had concerns about how the property will drain, and even if MSD has approved the plan, what if there are still problems as a result. It was also

noted he shared similar concerns as Mr. King about constructing surplus parking to accommodate employees who work off-site.

Chairman Daming asked staff for clarification if any stormwater issues would result is it addressed through code enforcement. Ms. Koerkenmeier noted code enforcement would be enacted in those situations.

Mr. Nuernberger asked the applicant about the retaining wall and the fence proposed for the screening device. Mr. Boyer reviewed the plan details to construct 8-1/2' to 9' wall with a 4' fence and the versa-lok retaining wall system was shared with the Commission.

Mr. Ritter asked staff about the setback requirement for the parking area. Ms. Koerkenmeier stated the new parking area is required to meet the current code standards which includes that 25' of the 50' setback must be used for the screening and landscaping.

Resident Lynn Goode of 8783 Brentwood Place, cited her concerns of additional traffic created from the project and the use of the center turn lane along S. Brentwood Blvd to merge into the northbound lanes is already dangerous as the center lane gets backed up with people stacked up to turn into Mobile Station. She also noted she now has a view of structures to look at the site but has concerns of looking at a parking lot. Additionally, she also had concerns of loitering, the placement of mechanical units, trash trucks and when deliveries would be made.

The applicant responded their preference is that lighting be dimmed but allowed to remain on since during certain times of the year patients and employees would be leaving when it is dark.

Ms. Bilderback made a motion to approve the site development plan for the Retina Center at 2201 S. Brentwood Blvd with the condition that parking lighting be dimmed in the evening but remain on all night. Mr. Nuernberger seconded the motion.

7-ayes, 0 nay - Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacob-yes, Jeff Moore-yes, John Nuernberger-yes, John Ritter-yes, Lisa Schuering-yes.

NEW BUSINESS

None

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

Meeting adjourned at 7:55 PM.