

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

Brentwood City Hall

**Date: May 8, 2019
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: Michael Daming, Mark Favazza, Hart Nelson, John Nuernberger, John Ritter, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for April 10th were approved by acclamation.

OLD BUSINESS

None

New Business

- 1) Case #19-11** – Amendment of Conditional Use Permit (CUP) and Site Development Plan for Brentwood Promenade to permit a bank for property at 5 Brentwood Promenade Court.

Mr. Joseph Holly with CoreStates Group on behalf of JP Morgan Chase Bank would like to facilitate a lease of the former Mattress Firm building he understands that there's a planned unit development area that has the building listed as an office space which does not support a bank usage, so they are applying for amendment of that ordinance to allow a bank at that location. They also at the same time are asking for a conditional use permit to permit an ATM which they would like to add to the north side of the building that would involve changing the parking lot just a little; changing it to one-way traffic on the north side of the building where currently there's a two-way drive aisle on that side of the building and the traffic then would be modified so it would only float to the west and they would have an ATM lane and they would have a one-way drive aisle with that 45-degree angled parking. Which results in the reconfiguration of the parking spaces and a loss of two parking spots to the overall area. Also, they have been in discussion with the city on a traffic parking study by the city's consultant to determine if that is feasible that if that's makes sense further for the overall shopping center if they can support a loss of those two parking spaces. On the site plan they are proposing a sidewalk connection that would connect our bank location to Eager road. It would be located on the west side of what is called Brentwood Court. The entrance off Eager Road that is to the to the east of our correctly east of our building. JP Morgan is looking to occupy about three-quarters of that building which would leave a little over a thousand square feet that could go to a different tenant or could be used for future office use for the bank itself. They are looking to split that to two tenants in that building again it could be Chase that could possibly take it over

at some point with some additional office use. In addition, the drive-up atm has a small canopy over it which is a smoke linear canopy. That does allow the Fire Department clear circulation around the building they have since submitted a site plan that was amended just today.

Mrs. Koerkenmeier added that only 1.8 acres on the north side of the building needed to be studied, the traffic study and the 90-degree angle space to 45-degree angle making one lane that it is operational and relative to the other bank and their drive-through. The study is forthcoming. The site plan checked out with the Fire Department that shows the turning radius for all the fire apparatus however we have not received clearance from Chief Kurten. There're only a few other things that need slight modifications and that included the relocation of the trash enclosure, possibly the vinyl fence around the perimeter of the northeast corner.

Mr. Nuernberger wanted farther clarification on additional signage for a second tenant however, it would not be possible and so the tenant would have to be made aware of this.

Mr. Holly is also requesting a first and second reading to get the project underway due to the summer months coming and decrease in meetings for Board of Alderman. With the understanding of having all the adjustments and information in order so they can be presented properly.

2) Nomination of Officers

Michael Daming was nominated as chairman and second; Tom Shipley was nominated as vice chairman and second; John Nuernberger nominated as secretary and second. We will reopen the nominations at the next meeting and in June the elections will be completed.

Aldermanic Report

Roll Call: 6 - Favazza - yes, Moran – yes, Nelson – yes, Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

CITY PLANNER'S REPORT

May 22th SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

This meeting will be at 6:00pm

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

Inquiring about the medical marijuana issues from a state level and small cellular wireless facilities coming our way this summer.

ADJOURNMENT

Motion to adjourn all in favor; stand adjourned 7:20 p.m.