

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

Brentwood City Hall

**Date: June 12, 2019
7:00 PM**

Chairman Daming called the meeting to order at 7:00 PM and led the pledge of allegiance. Sherri Bilderback called roll with the following members present: Michael Daming, Mark Favazza, Rebecca Jacobs, John Ritter, Lisa Schuering, Tom Shipley and Sheri Bilderback.

APPROVAL OF MINUTES

Meeting Minutes for May 8th were approved by acclamation.

OLD BUSINESS

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

Chairman Daming noted this application was addressed at the May 8th meeting and the traffic report has since been completed. The Fire Chief approved the site plan for the ATM. The only thing left is to revise the site plan with the two recommendations; traffic control signs (do not enter and one-way) shall be posted on the site to reinforce the one-way traffic pattern for the ATM aisle, and the proposed paved striped areas created as a result of the 45-degree angle parking along the north property line shall be curbed and landscaped.

Yosef Howley present on behalf of Chase Bank and acknowledged they are willing to adopt the two recommendations from CBB.

Sheri Bilderback made a motion for approval based of the CUP with the conditions provided by staff and Mark Favazza seconds.

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

NEW BUSINESS

- 1) Case #19-12** – Application for Subdivision Review, Preliminary and Final Plat, for Wilson’s Subdivision, a Two (2) Lot Single-Family Residential Development at 2214 Hatton Lane.

Mark and Lora Wilson present with the request to subdivide the lot at above location into two lots, and the proposed subdivision meets all applicable requirements.

Several residents concerned about water runoff and how it will affect their block as there are already water issues present. Because this is simply first step to approve the subdivision, once architectural and building plans are submitted this can be addressed more at the Architectural Review Board meeting.

Mr. Wilson addressed the water concern stating that the area is not owned by him but by the water company; where the actual water runoff is present. He suggested these issues should be perhaps discussed with the water company.

Mr. Shipley questioned what will be provided in the form of how high the house is and what the grades are as well as his concern of the water overflow.

Ms. Koerkemeier states that they will show grading and drainage plans when the plans are submitted for a building permit. These plans will show the direction of drainage and how the water will be taken away from the house and flow to the property lines.

Sheri Bilderback made a motion for approval of the subdivision plat and Tom Shipley seconds.

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

- 2) Case #19-13** – Application for Subdivision Review, Preliminary and Final Plat for Deer Creek Subdivision, a Two (2) Lot Industrial Development at 3000 S. Brentwood Boulevard.

Spence Kelly with Jacob Engineering was present along with an Ameren representative. The proposed plans were acceptable, and the fencing was commented on how nice it is compared to the one in Maplewood and even suggested that the old one at the Hanley sub station perhaps be changed out to have a better look for our citizens.

Mrs. Koerkemeier answered questions regarding the Flood Mitigation project and how this would not affect things going forward.

Sheri Bilderback made a motion for approval of the subdivision plat and Tom Shipley seconds.

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

3) Case #19-14 – Site Plan Review for an Ameren Electrical Substation at 3000 S. Brentwood Boulevard.

Spence Kelly and Ameren representative present the plan to construct an electrical substation on Lot 1 of Deer Creek Subdivision. Staff recommends Site plan approval as depicted in plans submitted by the Jacobs dated 4/8/2019.

Sheri Bilderback made a motion for approval of the site plan for the Ameren electrical substation and Mark Favazza seconds.

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

4) Case #19-15 – Application for Comprehensive Sign Plan and Architectural Elevation Review for Aspen Dental at 1819 S. Hanley Road.

Sue Demond, with Demond Sign, was present on behalf of the petitioner Anchor Sign, Michael Cohen. A Comprehensive Sign Plan was not approved for this lot in Hanley Station nor with the development plan approval last year. The petition also includes amending the architectural elevations of the building to permit metal awnings. The metal awnings are not acceptable, and Commission would prefer fabric cloth. Unable to address questions regarding the request for several wall signs, it was discussed to send this application to Site Plan Subcommittee for further discussion and review. Motion to forward this petition to Site Plan Subcommittee made by Sheri Bilderback and seconded by Tom Shipley.

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

5) Election of Officers

Officers elected by acclamation Michael Daming - Chairman, Tom Shipley - Vice Chairman and John Nuernberger - Secretary

Roll Call: 6-ayes, 0-nay. Sheri Bilderback-yes, Mark Favazza-yes, Rebecca Jacobs-yes, John Ritter-yes, Lisa Schuering-yes and Tom Shipley-yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT – Medical Marijuana

We have a draft prepared on the Medical Marijuana land use topic which will be shared with the Commission and discussed at the July meeting.

JUNE 26TH SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

This meeting will be at 6:00pm

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to adjourn all in favor; stand adjourned 7:30 p.m.