

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

Brentwood City Hall

**Date: June 13, 2018
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, Sheri Bilderback, Mark Favazza, Rebecca Jacobs, Paul Moran, Hart Nelson, John Nuernberger, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for April 11th were approved by acclamation.

OLD BUSINESS

None

NEW BUSINESS

1) Election of Officers

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

Ms. Bilderback nominated Michael Daming.

No other nominations for Chairman.

Nominations for Vice Chairman, Ms. Schuering nominated Tom Shipley.

No other nominations for Vice Chairman.

Nominations for Secretary, Ms. Bilderback nominated John Nuernberger.

No other nominations for Secretary at this time.

Approval of all officers by acclamation.

Case #18-02 – Amendment of Conditional Use Permit (CUP) and Site Plan to expand the CUP to include sales, rental, leasing and storage of equipment involving any display, storage or parking out-of-doors for Home Depot located at 1603 S. Hanley Road

Daniel Zoldak of Lars Andersen and Associates Inc. representing Home Depot, stated they have applied for CUP for outdoor rental of tools area at the Home Depot store and have prepared a site plan depicting the proposed location of the outdoor storage areas.

Mr. Daming asked if they were currently in violation of their permit.

Mr. Zoldak stated they were notified by the City a few months ago and have now asked for the CUP to be brought up to current code and expand their business use.

Ms. Koerkenmeier gave the staff report overview of the Home Depot store built in 1996. The conditions that will change will be the parking. In 1995, the parking required was 558 spaces and it was over estimated, so including the outdoor storage area, the site will still allow an adequate amount of parking. CBB did a parking survey in 2010 and 340 parking spaces were adequate. They have been compliant with the original conditions, but now the Home Depot stores are renting large tools and machinery. The original CUP did not allow sales for rental equipment, and they have applied to amend the CUP and site plan to allow them to continue the large equipment rental. She stated equipment rental is only allowed by CUP in the Planned Development Overlay zoning district. The outdoor storage area has also expanded from the original CUP and would need to be amended and approved.

Mr. Nelson asked if parking was something they were being asked to consider changing?

Ms. Koerkenmeier recommended that if you amend the CUP to allow the use of large rental equipment, and to expand the outdoor storage area, to be to compliant, you may consider amending the parking condition from the original CUP also.

Mr. Daming stated they did have a traffic engineer that concluded 340 parking spaces were sufficient.

Mr. Nuernberger asked where the equipment will be stored on the plan. He commented that on the south side on the back they have equipment and materials stored, he asked how much outside storage are we going to allow outside of the building.

Ms. Bilderback stated that when this first came about the parking was more stringent than now. The location proposed that is being used now in front of the site. Normally in front of their building they have street frontage so putting equipment there is something that would need to be discussed.

Mr. Zoldak stated the stalls at the front are easy access for the customers, and putting the equipment out front where it is less congested is better for the customer.

Mr. Moran stated that if the expanded outdoor display area would remain out front by Hanley Road, it needs to be more aesthetically appealing.

Mr. Zoldak stated there was nothing in the works to change the look but that is why they are here and will work with the City to do that they need to do.

Mr. Favazza noted from a business model, having the storage in the last place makes sense. As far as putting this on the south side of the building, if it is near the garden area near customers it may not be safe moving heavy machinery around customers.

Mr. Nelson asked about other competitors in the area and do they do outdoor storage/displays as well.

Ms. Koerkenmeier stated both Lowes and Menards have outdoor storage/display areas but these areas were considered when the stores were constructed a few years ago. These areas are generally fenced in and are incorporated as part of the extension of the store.

Mr. Nuernberger stated that Menards has a display outside behind the building and you must go inside and ask to see what is being offered to see the equipment.

Mr. Daming asked Ms. Koerkenmeier to explain what the issue is with landscaping for the applicant.

Ms. Koerkenmeier stated that the plans for the project submitted in the 1995 included a landscape plan and there are some deficiencies in the landscape plan. This can be addressed through code enforcement with or without the review of the CUP/site plan amendment. With the original landscape plan there would be some plants and trees needing to be replaced.

Ms. Bilderback stated she did have some concerns with the equipment upfront and that a good compromise would be on the south side of the building.

Ms. Jacobs also brought up that taking the equipment away will also leave an empty parking lot.

Ms. Koerkenmeier said the north side of the building is an area to be discouraged since it is a busy area of the parking lot with the lumber canopy, and the exit to McDonalds is also in that area. Bigger trucks are generally needed to load/unload the large equipment rental and that area is not ideal for this.

Mr. Shipley asked if there is a designated display area in the front, can you make it consistent and neatly showcase the equipment, and not just use buckets that rope off the area. He recommends creating a neat and organized area defined for this storage usage.

Mr. Daming stated there appears to be two options; require them to store this equipment on the south or north side of the building, or allow to store it where it is but with significant improvements with landscaping and fencing.

Mr. Zoldak asked to take it back to Home Depot for further discussion. They can come up with a rendering of what it will look like.

Ms. Bilderback asked renderings be brought back for the area on the south side where it is already in use for outdoor storage.

Mr. Favazza asked why the spots that are right at Hanley could not be used?

Mr. Zoldak thought those spots were being designated right now for van rentals.

Mr. Daming said they would take this back up at the July meeting.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

Ms. Koerkenmeier stated that the short-term rental law did not pass state wide and would not have an impact on the current City ordinances.

OTHER BUSINESS

None

ADJOURNMENT

Ms. Bilderback made a motion to adjourn the meeting at 7:41 p.m. Seconded by Mr. Nuernberger. Unanimous vote in favor was taken; motion passed.