

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

Brentwood City Hall

**Date: July 11, 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, Rebecca Jacobs, Jeff Moore, John Nuernberger, John Ritter, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for June 13th were approved by acclamation.

OLD BUSINESS

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.

The petitioner was unable to make the meeting due to flight delays. Ms. Koerkenmeier gave an update since the last report. Staff recommended conditions for the Commission's consideration that the petitioner has agreed to.

Mr. Nuernberger moved to recommend approval to the Board of Aldermen the amendment to the Conditional Use Permit (CUP) and Site Plan for Home Depot to permit the expansion of the use to include the rental, leasing and storage of equipment in the areas as depicted on the site plan with conditions. Mr. Shipley seconded. The conditions are as follows:

- Fire lane in front of the store building shall be kept open and unencumbered at all time as depicted in the approved Site Plan dated October 31, 1995 approved by Ordinance No. 3401 which granted CUP and site plan approval for the construction of the Home Depot store and outdoor storage.
- A minimum of 340 parking spaces shall be available at all time.
- All signage and landscaping of the site shall be brought into compliance in accordance with the Landscape Plan dated October 31, 1995 approved by Ordinance No. 3401.
- Window signage shall not exceed 25 square feet in accordance with Section 410.120 (4)(b).
- Rental trucks shall only be parked in the prescribed outdoor display/storage areas.
- Failure to comply with any of these conditions shall constitute a violation of the Code and the Conditional Use Permit may be revoked by the Board of Aldermen in accordance with Section 400.700.

Roll Call: 7 – ayes, 0- nay, Bilderback – yes, Jacobs- yes, Moore – yes, Nuernberger – yes, Ritter – yes, Schuering – yes, Shipley – yes.

Motion passed.

NEW BUSINESS

Case #18-03 – Conditional Use Permit (CUP) and Site Plan Review for motor vehicle repair in the Light Industrial District in an existing building located at 1206 Hanley Industrial Court.

John Laclair owner of Bavarian Enterprises located in Manchester and University City appeared before the Commission and presented his plans for the property to operate a BMW and Mini Cooper repair service.

Ms. Koerkenmeier gave an overview of the staff report. The property at 1206 Hanley Industrial Court is currently zoned Light Industrial. This tenant would be sharing the building with the owner. The parking lot does need to be repaired, and it is the intent of the owner and the tenant to repair and resurface the parking lot. Lee Cannon the city traffic engineer stated with the existing building there is enough parking and there was not a need for a traffic or parking review. Staff outlined several conditions for the Commission’s consideration. A recommendation was also made that cars be parked in striped stalls.

Mr. Daming asked Mr. Laclair if he is aware of the recommendations and was fine with them. Mr. Laclair stated yes he was and has high standards for his businesses.

Ms. Koerkenmeier stated there were 42 striped parking spaces for the entire building. The city parking requirement for the auto repair service would be 23 spaces. Mr. Laclair said he would need 40 spaces, with the maximum amount of spaces being used around 40 sometimes 30.

Ms. Bilderback asked about a photometric plan. Ms. Koerkenmeier stated there was not one submitted but would like to have one submitted.

Mr. Ritter asked if the gravel in the back was going to be repaired. Mr. Laclair stated that the entire lot around the building will be repaired.

Audience Comments:

Mark Schoedel at 1150 Hanley Industrial Court with Lutheran Senior Services would like to point out some storm water control issues and how they are being handled. Also wanted to know if traffic is going all around the building or just along the south side. Parking is also an issue with the businesses around the property and wanted to make sure the parking for the property is going to be just designated for the building.

Mr. Laclair stated he has no study on storm water issues but asked that the company doing the site work have these issues be brought up at the time of the permit being issued. He also stated traffic will be on one side of the building.

Mr. Daming asked how many parking spaces the other tenant in the building has designated to them. Ms. Koerkenmeier stated 8 spaces which meets the city requirements.

Ms. Bilderback moved to recommend approval to the Board of Aldermen the Conditional Use Permit (CUP) and Site Plan for a motor vehicle repair use to Bavarian Enterprises, Inc. as depicted on the site plan with conditions. Mr. Moore seconded. The conditions are as follows:

- No inoperative vehicles shall be permitted to be stored on the site.
- The existing chain link fence shall be removed, and no new chain link fence shall be permitted.
- Accessible spaces should be identified.
- All junk and debris shall be removed from the property prior to issuing occupancy.
- Parking of all vehicles shall be restricted to asphalt areas in striped stalls only, and no parking shall be permitted on public right-of-way.
- Hours of operation shall be limited to Monday – Friday, 8 AM to 5:30 PM; Saturday, 8 AM to noon; and closed on Sunday.
- Four (4) potted shrubs or landscape planters shall be installed. Size and location of the planters to be approved by the Director of Planning and Development.
- All improvements shall be completed prior to the issuance of an occupancy permit.
- This conditional use permit shall expire and be void upon any discernable sale of the business or assets.
- A minimum of 48 parking stalls shall be provided and the entire parking area shall be repaired, sealed and striped per Code requirements.
- A lighting/photometric plan shall be submitted and approved by staff.
- A grading permit shall be required for the parking lot improvements and pre- and post-development drainage calculations shall be submitted and approved by staff.

Roll Call: 7 – ayes, 0- nay, Bilderback – yes, Jacobs- yes, Moore – yes, Nuernberger – yes, Ritter – yes, Schuering – yes, Shipley – yes.

Motion passed.

Case #18-04 – Amendment of Conditional Use Permit (CUP) and Site Plan for Hanley Station Development to permit a 3,600 square foot office building on an undeveloped parcel located at 1819 S. Hanley Road.

Preston Amos manager of AKG Development spoke on behalf of the petitioner for Aspen Dental for the property at 1819 S Hanley Rd.

Ms. Koerkenmeier gave an overview of the staff report. This parcel is the last undeveloped property of the Hanley Station Development. For the office building to be approved there needed to be an amendment to the CUP. The developer of the parcel would like closer parking due to it being a dental office. Plans shows 6 parking spaces close to the building. Employees will be using the parking garages, but the tenant would like to have the closer spaces next to the building for clients. Lee Cannon CBB traffic engineer said a few issues would be the access off Hanley is right turn only so it may cause some visibility issues, but this is on private property. Hanley Station is zoned Urban Development, and this is the first development proposal with the amendments to the UD district requirements.

Mr. Nuernberger asked if ownership of the lot will remain with the current owner or will the applicant own it.

Mr. Amos stated they will be purchasing the lot.

Mr. Moore stated that with the sharp right turn and the uphill slope they may want to rethink the landscape for that area.

Mr. Amos stated they will have to build at the current grade and a larger foundation wall will be built up and they will not be changing the current ingress. Also, they would like to add new landscaping, and they are open to suggestions and modifications that are necessary.

Mr. Daming asked Ms. Koerkenmeier if our landscape consultant could work with the applicant to work with some of the concerns.

Ms. Koerkenmeier said if they wanted to do this as part as the review it could be done.

Ms. Bilderback moved to recommend approval to the Board of Aldermen the Conditional Use Permit (CUP) and Site Plan for Hanley Station Development to permit a 3,600 square foot office building with conditions. Mr. Nuernberger seconded. The conditions are as follows:

- Additional information shall be submitted to staff regarding landscaping of the parcel in accordance with the Landscape Plan for the entire Hanley Station Development to ensure no site distance issues are created.
- Signage for the project is not approved at this time. If a Comprehensive Sign Plan is desired, the sign plan shall be submitted to Planning & Zoning Commission for review and Board of Aldermen approval.

Roll Call: 7 – ayes, 0- nay, Bilderback – yes, Jacobs- yes, Moore – yes, Nuernberger – yes, Ritter – yes, Schuering – yes, Shipley – yes.

Motion passed.

Case #18-05 - Rezoning from LID, Light Industrial District, to PD, Planned Development Overlay District and Site Plan Review for a new 3-story office building and renovation of existing building for property located at 200 Hanley Industrial Court.

Pauline Wiegrefe represented Post Holdings along with multiple representatives working on this project. They are looking at this property for Post Holdings corporate location and are wanting to have it rezoned.

Ms. Koerkenmeier gave the staff report on the request to rezone the property from Light Industrial to Planned Development. This would fit in with the current Comprehensive Plan. The Planned Development Overlay District allows more latitude with the setback requirements and keeps more green space and landscape areas. The petitioners plans are to renovate one building on the property, demo two existing buildings and construct a new three-story office building.

Mr. Daming would like to see more elevations and asked if they could have these ready for the subcommittee meeting at the end of the month.

Representative for the applicant replied yes.

Audience Comments:

Ed Brimer with Engraphix Architectural Signage at 132 Hanley Industrial Ct, welcomed the applicants and wanted to add this would be a positive addition to the City.

Mr. Daming asked if a traffic study can be done by July 25th.

Ms. Koerkenmeier stated Mr. Cannon could not have this by the July 25th date but did recommend a full traffic study be done. He noted that he would be about 3 weeks out to complete the study from the date the work order is signed.

Ms. Bilderback proposed a full landscape plan be submitted for review.

Mr., Shipley asked if this plan included sidewalks.

Post holdings representative said that sidewalks would stay and be maintained.

Tabled to Site Plan Sub Committee meeting rescheduled to **August 1st at 6:00 p.m.**

Case #18-06 – Discussion and Action to Recommend an Ordinance Imposing a Moratorium of up to Six (6) Months on Development or Change of Use of Property Located within the Manchester Road Sub-Area Plan to Allow Sufficient Time for a Proper Land Use Study, Effective Community Engagement, Comprehensive Plan Update if Necessary, and Consideration of any Appropriate Zoning Text Amendments or other Actions.

Ms. Koerkenmeier gave an overview of the case to place a short-term moratorium for six months to help with the planning and zoning for Manchester Road.

Mr. Neurnberger asked if there were any developments under consideration at this time that would be affected by this.

Ms. Koerkenmeier stated that there were none at this time.

Ms. Bilderback moved to recommend approval to the Board of Alderman, Ms. Schuering seconded.

Roll Call: 7 – ayes, 0- nay, Bilderback – yes, Jacobs- yes, Moore – yes, Nuernberger – yes, Ritter – yes, Schuering – yes, Shipley – yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

Rescheduled to August 1st at 6 p.m.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Mr. Daming asked for adjournment of the meeting at 8:03 p.m. Unanimous vote in favor was taken; motion passed.