

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

BRENTWOOD CITY HALL VIRTUAL MEETING

DATE: August 12, 2020

Chairman Daming called the meeting to order at 7:00 PM.

Roll Call: Sheri Bilderback, Mike Daming, Mark Favazza, Rebecca Jacobs, Jeff Moore, Paul Moran, Hart Nelson, John Nuernberger, John Ritter, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for May 13th were approved by acclamation.

OLD BUSINESS

None

NEW BUSINESS

- a. **Case #20-04** – Amendment of Conditional Use Permit (CUP) and Site Development Plan for Brentwood Promenade to permit a gaming use for property at 83 Brentwood Promenade Court, (Localhost, Nerd Street Gaming)
- b. **Nomination of Officers**

Mr. McCracken, Chief Financial Officer for Nerd Street Gaming provided the presentation and gave a brief history of the recreational video gaming facilities that has recently partnered with Five Below. It was referenced as E-sports; competitive organized video gaming. Where teams compete against each other by engaging on a video game platform with amateur gamers. This site would be a member's only facility used for training entry-level participants in E-sports gaming. It would include 44 console training stations with two trainers on site. The hours of operation would be seven (7) days and during time of which Five Below is open.

Mr. Anthony Perno expressed the possible drive this proposed project could have on bringing the consumer back to the stores because they cannot play at home. He shared that parking would not be an issue due to most gamers coming together as teams.

Chairman Daming stated his only concern was for the heavy traffic area related to parking and recommended that it be noted for the future if there are any issues going forward. However, petitioners did not foresee any issues and stated there is adequate parking currently available for this site.

Mr. Shipley and Mr. Moore had the same concerns and asked if any of the other tenants were present, (Micro Center & Dobbs Tire) they were not. Nor has any issues regarding parking been voiced at this time.

Zach Minter from Five Below was present and he answered from the studies they conducted; he doesn't feel there's any adverse impact to parking for this location.

Mr. Moore had questions and concerns for the time of operations/peak hours along with the age requirements for the individuals participating in these games. It was answered 18- 44 is the average age of gamer and that between 13 to 18-year-olds must have a parent waiver signed. The possible peak times are evenings and weekends.

Ms. Koerkenmeier confirmed the owner of the development, Site Centers, had provided a written statement supporting the project and that parking for the use was of no concern. She also suggested proposing a condition that hours should mirror Five Below rather than the specific hours listed in the in the current staff recommendation.

Sheri Bilderback made motion to approve with the recommendations stated in the staff report with the modification to the operating hours and Mr. Shipley second.

Roll Call: – 10 ayes, 0 – nay Bilderback-yes, Favazza– yes, Jacobs– yes, Moore – yes, Moran– yes, Nelson– yes, Nuernberger– yes, Ritter– yes, Schuering– yes, and Shipley– yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier provided general information on the new stormwater drainage control ordinance for infill development projects.

August 26th MEETING SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

- a. Discussed P&Z meeting in-person, “live” meeting – noted this will have to follow the St. Louis County recommendations which can change before the next meeting. Staff and Commission will revisit closer to next meeting.
- b. Change of meeting hours for the remainder of the year - changed to 6:00 PM.

ADJOURNMENT

Motion to adjourn by Ms. Bilderback and second by Mr. Nelson all in favor; meeting adjourned at 7:42p.m.