

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

Brentwood City Hall

**Date: July 13, 2016
7:00pm**

Chairman Daming called the meeting to order at 7:00 pm and led the pledge of allegiance. Lisa Koerkenmeier, Director of Planning and Development called roll with the following members present: Sheri Bilderback, Michael Daming, Mark Favazza, Jennifer Hansen, Michael Hart, Rebecca Jacobs, Clint Lewis, Paul Moran, Hart Nelson, John Ritter, Lisa Schuering and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes of June 8, 2016 were accepted with an amendment to correct Michael Favazza to Mark Favazza in roll call.

OLD BUSINESS

None

NEW BUSINESS

Case #16-05 - Application for Text Amendments to Chapter 400, Article II, Division 5, Zoning Changes and Amendments; Division 6, Conditional Use Permits and the district regulations regarding the Board of Aldermen voting procedures.

Ms. Stephanie Karr, Zoning Counsel and Assistant City Attorney, reviewed the present supermajority voting requirements of the Board of Aldermen for zoning changes, text amendments and conditional use permits, and also the Board's voting requirements to delete any restrictions or conditions recommended by the Planning and Zoning Commission for conditional use permit requests. The provisions in the present Code referring to a supermajority vote conflicts with Missouri State Statutes, and therefore if challenged, would be void. Additionally, the Code does not contain provisions for a zoning protest, and it is recommended that this provision be added. If a valid protest is filed, then the Board of Aldermen can only approve a rezoning by a 2/3 vote (Section 89.060 R.S. Mo.) A protest against a zoning change signed by the owners of 30% or more, of either the areas of land (exclusive of streets and alleys) included in the rezoning, or within an area determined by lines drawn parallel to and 185' distant from the boundaries of the land included in the rezoning, would require a favorable vote of 2/3 of all members of the Board of Aldermen.

Ms. Bilderback made a motion to recommend to the Board of Aldermen approval of the text amendments to Chapter 400, Article 11, Division 5 and Division 6 as presented, seconded by Mr. Nelson.

Roll Call: Bilderback – yes, Daming – yes, Favazza – yes, Hansen – yes, Hart – yes, Jacobs – yes, Lewis – yes, Moran – yes, Nelson – yes, Ritter – yes, Schuering – yes, Shipley – yes.

Comprehensive Plan Process - Ms. Koerkenmeier reviewed the Comprehensive Plan process and activities which would take place the next several months. The steps to update the plan and a time table were distributed. Houseal Lavigne Associates, the consultants selected to

assist the City with the plan, will be in Brentwood WED August 24th and THU August 25th to hold the Project Initiation Workshop with the Planning & Zoning Commission/Comprehensive Plan Advisory Committee (CPAC) and a Roundtable Workshop with elected & appointed officials.

The Commission discussed the purpose of establishing a Comprehensive Plan Advisory Committee to provide direction in the planning process. It was agreed that any Commissioner who would like to serve on the CPAC was welcome to participate, CPAC meetings would be open meetings and all Commissioners would be welcomed to attend. At the August P&Z meeting, Commissioners will discuss inviting up to four additional persons who may represent other segments in the community, i.e. business, institutional, to serve on the CPAC.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Motion was made to adjourn the meeting at 8:17 pm. Unanimous vote in favor was taken;
MOTION PASSED.

Michael Daming, Chairman

John Nuernberger, Secretary