

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

Brentwood City Hall

Date: July 12, 2017, 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: Sheri Bilderback, Michael Daming, Jennifer Hansen, Michael Hart, Clint Lewis, Jeff Moore, Paul Moran, Hart Nelson, John Nuernberger, Lisa Schuering and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes of June 14, 2017 were approved by acclamation.

OLD BUSINESS

- 1) **Case # 17-08 and Case # 17-09** – Applications for Rezoning, Site Plan Review and a Conditional Use Permit for West Community Credit Union, 2345 S. Brentwood Blvd. to construct a 9,965 square foot commercial office building and accessory parking.

NEW BUSINESS

- 1) **Case # 17- 10** – Application for Site Plan/Architectural Review for existing office building at 2900 S. Brentwood Blvd.

Old Business

Case #17-08 and Case # 17-09 – Application for Rezoning, Site Plan Review and a Conditional Use Permit for West Community Credit Union, 2345 S. Brentwood Blvd. to construct a 9,965 square foot commercial office building and accessory parking.

David Grubbs and Karen Gulick architects with Grubbs and Associates, Kathy Garr of the West Community Credit Union, along with Tim Meyer of Volz Engineering, gave an overview of the site plan for the credit union project. They also reviewed the landscape comments received by Planning Design Studio. All of the landscaping comments have been addressed.

They are proposing to increase the radius on the inbound curb side at Litzsinger Rd. and include some interior site signage and pavement markings for circulation. They also will be installing along the west property line a 6' high, vinyl privacy fence with landscaping on both sides of the fence. A bio swale will also be constructed within the 25' wide buffer along the west property line.

The lighting plan for the development and the photo metrics depict 0 candle power at the adjacent property lines meaning no light will spill on adjoining residential properties. The 15' high light poles were removed except for one pole. The other poles were replaced with low

bollard lighting per the recommendations of the Site Plan Sub-Committee. Ms. Bliderback asked why the light fixtures are so close together. It was noted that this is to obtain the amount of lighting the credit union needs for security.

Audience Comments:

Barney Wood, representing his mother Lori Wood at 8820 Harrison Avenue, asked how far the fence is away from his mother's home and what will be the elevation of the parking lot.

Tim Myer stated that the elevation of the parking lot varies, but near his property it will be about one foot above the existing ground elevation.

Mr. Wood stated he feels the fence should remain the same distance from his mother's house as the current fence is.

Mr. Grubbs stated that they are replacing it with a new fence that will remain 6 feet from the property line.

Tom Shipley asks Ms. Koerkenmeier does this confirm with current code

She replied that it would, and the credit union could actually move it further to the west if they choose to but their compromising and putting it 6 feet from the property line.

Karen Smith stated that she lives on Harrison Avenue and is worried about the parking on the north side of Harrison Avenue. She wants to see how the Harrison exit is being reconstructed and will there be a condition placed on the approval that will designate what types of businesses will be allowed in the tenant spaces.

Mr. Daming stated that there will be no egress onto Harrison Avenue, and that this measure addresses the City's Traffic Engineer's concerns.

Ms. Koerkenmeier reviewed the current parking restrictions on Harrison Avenue. She stated that staff will need to correctly sign the parking restriction on the north side so that it is known the parking restriction is from 8 a.m. to 5 p.m.

Ms. Bilderback asked Mr. Meyer to give an estimated distance between the current West Community Credit Union building and the current property line as it stands and also the distance of the proposed building from the property line.

He replied the proposed building will be 75 feet from the west property line. The existing building is approximately 160 feet from the line, and the canopy is approximately 142 feet from the line.

Ms. Bilderback reviewed MSD requirements and further explained the purpose of a bio swale. The proposed development should include the construction of the bio swale, and she felt that the petitioner considered the Site Plan Sub-Committee's comments and accommodated Mr. Wood's request of the fence placement and adding the landscaping on both sides of the fence.

The Commission discussed whether conditions should be placed on the conditional use permit such as limiting certain types of business in the tenant spaces and/or hours of operation of the businesses.

Ms. Bilderback moved to recommend approval of the site plan as revised and to add as a condition that there is a restriction on the use of 24 hour establishments and tenants may operate from the hours of 6 a.m. to 11 p.m., seconded by Mr. Nuernberger.

Roll Call: 10-ayes, 0 – nay, Bilderback – yes, Hansan – yes, Hart – yes, Lewis – yes, Moore – yes, Moran – yes, Nelson – yes, Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

Ms. Bilderback moved to recommend approval of the rezoning of 8815 Litzinger Road and 8816 Harrison Avenue from “B” Single-Family Residential to “PD” Planned Development Overlay as submitted, seconded by Mr. Nelson.

Roll Call: 10 – ayes, 0- nay, Bilderback – yes, Hansen – yes, Hart – yes, Lewis – yes, Moore – yes, Moran – yes, Nelson – yes, Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

New Business

Case # 17-10 – Application for Site Plan/Architectural Review for existing office building at 2900 S. Brentwood Blvd.

Robert Srote principle of Schaub Srote Architects presented a proposal for exterior renovations to the existing 3400 sq. ft. commercial building at 2900 S. Brentwood Blvd. They will be moving their architectural firm to this property.

Mr. Nelson asked what their hours are.

Mr. Srote replied their business is open to the general public from 7 a.m. to 6 p.m.

Ms. Sturlito of 2901 Brazeau Avenue asked how tall the building will be.

Mr. Srote stated that the building height will not change.

Mr. Nelson moved to recommend approval of the updated façade as submitted, seconded by Mr. Shipley.

Roll Call: 10 – ayes, 0- nay, Bilderback – yes, Hansen – yes, Hart – yes, Lewis – yes, Moore – yes, Moran – yes, Nelson – yes, Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

COMPREHENSIVE PLAN ADVISORY REPORT

None

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

Ms. Bilderback made a motion to adjourn the meeting at 7:55 p.m. Seconded by Mr. Lewis. Unanimous vote in favor was taken; motion passed.