

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

Brentwood City Hall

Date: November 8, 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: Michael Daming, Sheri Bilderback, Mark Favazza, Jennifer Hansen, Rebecca Jacobs, Clint Lewis, Jeff Moore, Paul Moran, John Nuernberger, Lisa Schuering and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes of October 11, 2017 were approved by acclamation.

OLD BUSINESS

- 1) Case # 17-12 – Application for Site Plan Review for property located at 8212 Manchester to construct a “temporary” parking lot.

NEW BUSINESS

- 1) Case #17-13 – Application for Site Plan/Architectural Elevation Review for an existing office building located at 2914 S. Brentwood Blvd.
- 2) Case #17-14 – Application for a Site Plan Amendment for Chick-fil-A located at 8590 Eager Road.

Old Business

Case # 17-12 – Application for Site Plan Review for property located at 8212 Manchester to construct a “temporary” parking lot.

Ken Aston, owner of the property, and his engineer, Paula Arbuthnot, presented various asphalt bids for the parking lot improvements. Ms. Arbuthnot said the bids range in price depending on patch work or with patching and a 2” mill and overlay ranging in price from \$15,000-\$40,000. Ms. Arbuthnot said she believed the Public Works Director was going to weigh in on the bids and recommend what would be a reasonable repair/paving specification for a parking lot surface on a temporary basis.

Mr. Daming asked if there were any changes to the application.

Ms. Arbuthnot stated if the 2” mill and overlay is still recommended, they will ask to take it up to the Board of Alderman.

Mr. Daming asked Ms. Koerkenmeier if the requirements from the Public Works Director had been discussed since the last meeting.

Ms. Koerkenmeier stated she and the Public Works Director met with Ms. Arbuthnot last week and the bids were present at the meeting. The Public Works Director has indicated that the bid for approximately \$15,000 which includes asphalt patching and seal coat would meet the minimum requirement to use the parking lot on a temporary basis.

Mr. Daming said at the last meeting the Director was requiring a 2" mill and overlay, so he is no longer requiring that?

Ms. Koerkenmeier said the compromise would be to accept that method which is the lowest bid out of the package which is cutting out the worst part of the parking lot, not just patching over it, since the parking lot is a temporary use.

Mr. Daming asked the petitioner if he would be amendable to the option of the bid.

Mr. Aston stated he would do the \$14,000 bid for patching and sealing of the lot.

Mr. Daming asked if they were still willing to do the conditions which were talked about at the Site Plan Subcommittee meeting.

Mr. Aston responded that he was agreeable to the 15' front yard buffer, but had a concern about the curb cut. When he redevelops the property, he will need to have two curb cuts at a future date. He does not want to give up access to the two curb cuts at the property now. Those would-be requirements to even market the property now. He is willing to close the eastern curb cut now but would like the ability to retain an option to open it up later.

Mr. Daming stated he would have that option to request the second curb cut when he submits a development proposal and site plan for the property in the future.

Mr. Daming listed the conditions and the revisions to be made to the site plan for a temporary parking lot:

- 1.) The removal of the label of the "future" access on the curb cut, since only one curb cut would be allowed at this time.
- 2.) Requiring a 15' ft. front yard landscape buffer, and waiving of the 5-foot side and rear yard landscape buffers.
- 3.) The new grass area will need to be graded and seeded.
- 4.) An MSD permit will be required, or a letter from MSD stating that no permit is required.
- 5.) Instead of 2" mill and overlay, the Public Works Director is amendable to the asphalt patching and seal coat option just discussed.
- 6.) An Engineer seal is required on the site plan.

Mr. Daming asked Mr. Aston if he was amendable to these options?

Mr. Aston replied yes.

Ms. Hansen moved to approve Site Plan application as identified today with the conditions laid out by the Commission. Motion seconded.

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

Motion passed.

NEW BUSINESS

- 1) Case #17-13 – Application for Site Plan/Architectural Elevation Review for an existing office building located at 2914 S. Brentwood Blvd.

Chris Hyams purchased the building at 2914 S. Brentwood Blvd. and would like to turn it into a single tenant building.

Ms. Koerkenmeier provided an overview of the staff report stating that the request was just for architectural review. Changes are proposed for the exterior elevations of the building. The major improvement would be to the front elevation facing S. Brentwood Blvd. No changes to the site plan are requested. They are adding some landscaping to the front of the building.

Mr. Moran asked if he was fixing the building or increasing its height.

Mr. Hyams stated that the front would include a parapet approximately 2 feet in height, but the roof would still stay the same.

Ms. Bilderback made a motion to recommend approval of this application as submitted to the Board of Alderman for approval. Mr. Shipley seconded.

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

Motion passed.

- 2) Case #17-14 – Application for a Site Plan Amendment for Chick-fil-A located at 8590 Eager Road.

Mark McCarty with Chick-fil-A in Brentwood stated they were applying to enhance the patio area on the opposite side of the building by removing the landscaping area and making a patio and moving the existing landscaping to another location on the property.

Ms. Koerkenmeier noted this request is a minor amendment to the Conditional Use Permit and site plan approved in January 2015. Chick-fil-A received a bonus in terms of density coverage. The Planning and Zoning Commission and Board of Aldermen can consider up to a 15% additional bonus density coverage if there are other amenities to the site plan such as exceptional landscaping and outdoor seating areas. Additionally, the original landscape plan was provided to the Commission and it was noted they have maintained the landscaping for the past two years.

Ms. Bilderback wanted to make sure she understood what was being asked, so we are going to be taking landscaping and moving trees to an existing landscaping space and be putting down concrete?

Mr. McCarty said yes. There is an existing landscape space with small bushes which will be transplanted to another location on the property and a second patio area will be added to the left of the front entrance of the building.

Ms. Bilderback asked if any parking spaces would be removed where the landscaping will be transplanted.

Mr. McCarty said no. It is a rectangular space that currently has landscaping in it.

Ms. Bilderback replied so essentially, we are paving an area that presently has landscaping and just putting more plant materials in an area that already has landscaping? Will we have more impervious surface?

Mr. McCarty noted that is correct.

Ms. Bilderback asked if MSD has weighed in on the proposal.

Ms. Koerkenmeier stated that MSD would not need to weigh in on it. The area is so marginal. It will only be finished concrete work and will not require a building permit.

Ms. Bilderback asked what does that make the site coverage; it will increase it from 77% to what? She wanted to know that it would be below 80% with this new area. Ms. Bilderback wants to make sure we are complying with what the bonus calls for. Also moving the landscaping around might cause the plants to die. She wants assurance that if they die they will be replaced.

Mr. McCarty said yes, they will replace dead and dying landscaping.

Ms. Bilderback asked about the Catmint plants stated on the plan.

Mr. McCarty said the plan is to move the plant types which already exist there.

Ms. Bilderback asked about the outcome of the site coverage.

Mr. Lewis said it would be less than .5 percent adding a 448-sq. ft. patio.

Mr. Daming said he recalled some criteria to be used to allow the density bonus is outdoor seating for restaurants.

Ms. Koerkenmeier replied that is correct.

Mr. Daming asked Mr. McCarty how the demand for the outdoor seating has been.

Mr. McCarty stated the demand is high when the weather is permitting and it is usually full.

Mr. Nuernberger asked what materials would be used for the seating area.

Mr. McCarty replied concrete.

Mr. Moore asked if the parking spaces in front of the patio would match.

Mr. McCarty said it is the exact same as the existing patio, none of the parking spaces will be affected by the patio.

Mr. Moore asked if the Fire Chief approval was needed for public safety review.

Ms. Koerkenmeier said no. The additional outdoor seating area is similar to the original seating area which was approved.

Mr. Moore noted safety bollards are at the end of the parking space.

Ms. Bilderback recommended approval of application with the condition that if any of the moved plant materials should die they need to be replaced and that the petitioner choose another plant other than Catmint.

There was no second to the motion, motion failed.

Ms. Hansen moved to approve application as submitted and recommend approval to the Board of Alderman, Mr. Shipley seconded.

Roll Call: 9 – ayes, 1- nay, Bilderback – no, Favazza – yes, Hansen – yes, Jacobs- yes, Lewis – yes, Moore – yes, Moran – yes, Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier provided an update on the Comprehensive Plan and the upcoming meetings scheduled to review the draft which was received today. It is ready for distribution to the Comprehensive Plan Advisory Committee and the Planning and Zoning Commission. The consultants will attend the November 29th meeting to review the plan with P&Z and CPAC. On December 13th, there will be an open house for the public followed by a public hearing. The regular P&Z meeting will follow.

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 7:36 pm. Seconded by Mr. Nuernberger. Unanimous vote in favor was taken.

Motion passed.