



MINUTES  
Planning and Zoning Commission Meeting  
Wednesday, February 9, 2022  
7:00 pm

**CALL TO ORDER**

Mr. Nelson called the meeting to order at 7:00Pm.

ROLL CALL

Hart Nelson:	Chair/Commission Member	Present
Paul Moran:	Commission Member	Present
Mark Favazza:	Commission Member	Present
Jeff Moore:	Commission Member	Present
Sheri Builderback:	Commission Member	Absent
John Nuerenberger:	Commission Member	Present
Lisa Schuering:	Commission Member	Present
Leslie Nichols:	Commission Member	Absent

**AGENDA APPROVAL**

Approved by consent.

APPROVAL OF THE MINUTES

The Minutes from January 12, 2022 Planning and Zoning Commission Meeting were approved by acclamation.

CITIZEN COMMENTS

None

OLD BUSINESS

P&Z #22-03: An Ordinance Amending Sections 400.1370 And 400.1380 Of The Zoning Code Relating To Conditional Uses In The "GC" General Commercial District And The "PD" Planned Development Overlay Districts To Eliminate Certain Auto-Oriented And Outdated Uses.

Mr. Nelson gave a brief re-cap on the discussion at the last meeting and the purpose and intention of the Comprehensive Plan.

Ms. Whitney Kelly, Director of Planning & Development, reminded the Commission the purpose of the proposed text amendment was to bring The GC-General Commercial District and PD-Planned Development District uses more in-line with the Comprehensive Plan. She went over some of the proposed changes. She said Brentwood Blvd and Manchester are key corridors that are geared to be less auto oriented and more of a Town Center. She said they are looking for consistency in the districts. She said certain uses like orphanages and coin operated laundry were removed from the GC district.

Mr. Nuerenberger asked for the changes items to be shown on the screen.

Ms. Kelly pointed out the GC and the Planned Development changes on the screen.

Mr. Nelson said an email had been received going against the amendment. He reiterated that the amendment was not designed to limit existing businesses but to lead the city in the direction of the Comprehensive Plan.

Ms. Kelly went over what the text amendment would not allow for existing business should they want to expand. Repair or remodel is limited under the non-conformities section and limited to 50% of the fair market value.

Mr. Nelson asked what the process would be should they apply to increase.

Ms. Kelly said they could ask for a text amendment was an option to increase on the current property.

Mr. Nelson asked for the definition of "increase in intensity"

Ms. Karr said Missouri Courts define an increase in intensity for example as extended hours compared to current hours or adding in a carwash where there was previously not one.

Mr. Nelson asked about the gap period.

Ms. Kelly said after 1 year of non-use the allowed non-conforming use would expire.

Ms. Lynn Wallis, owner of On the Run, said she said she was before the commission previously and would be happy to answer any questions. She said the inability to expand is prohibitive. She said their company history shows they go in and refresh facilities based on customer needs. She said they currently have fuel and a convenience store. She said they are moving in the direction for EV charging. She said their business is "essential". She said she appreciates the Comprehensive Plan and the town square feeling but she doesn't think it will work in this area. She said that the industry is being targeted. She said the text amendment would make her site inferior and unable to meet the consumer's needs. She said she can't invest in a facility that can't move towards the future.

Mr. Nelson asked if Ms. Wallis had a timeframe.

Ms. Wallis said the lengthiest part of the project was municipal approval. She said from start to finish a year.

Mr. Nelson said they are limited in what residents can do to improve their home.

Mr. Nuereberger asked if Brentwood Blvd was Planned Development.

Ms. Kelly said the point of the Comprehensive Plan is to reflect the wants and needs of the city and the community.

Mr. Jay Howe, lifelong resident, said he was standing in for his brother Larry in regards to their property at 2229 S. Brentwood. He said part of their property was occupied by Enterprise. He said he wanted to talk about unintended consequences. He said he was concerned about raising flags to the Enterprise corporation and risking their departure. He said he agreed with Ms. Wallis that the proposed text amendment sends a unwelcome messages to current businesses.

Mr. Nelson reminded Mr. Howe that Enterprise could stay in the city as a pre-existing business. Mr. Nelson asked Mr. Howe why they might leave Brentwood.

Mr. Howe said Enterprise like many other businesses had many hardships with the pandemic. He said he did not know if they would leave or not but it was a concern. He asked if there were any automotive uses allowed at all in any of the district. He asked in there were any exceptions allowed in the text amendment for other businesses.

Ms. Kelly said there were not.

Mr. Marcus Faulker said he lives near the gas station. He said he uses the On the Run all the time. He said the appreciates the business. He said he understands the Comprehensive Plan as well. He said he has a young daughter he likes to walk with and they do not go near Brentwood Boulevard. He said from a residential point of view moving towards the comprehensive plan is desired. He spoke to the expansion they have in mind and he thinks it would change the look and feel of their neighborhood.

Ms. Michelle Kraus, resident, said she uses the Mobil all the time, but it is already crippling and an expansion would be even more so. She said limiting the expansions would be better for the residents who are tucked back in those neighborhoods.

Ms. Kate Walker, resident, said she is concerned about an expansion as well. She said traffic is already bad. She said there are some homes that are owned by Mobil on the Run that seem neglected. She said they do want more of a walkable town feel. She wants to feel like her kids are safe walking around.

Ms. Lynn Goode, said the Mobil is talking about building a much larger facility. She said there could be potentially 2 auto oriented business around Brentwood Place. She said they are blocked in. She said she has lived there 44 years. She said with the expansion of the convenience store it has gotten noisier, there are fumes, and there is more trash. She said an expansion would bring more of that.

Mr. Nuereberger asked if Mobil is looking to expand into residential properties.

Mr. Nelson said properties along Brentwood Boulevard are zoned PD.

Mr. Moran made a motion to approve as discussed at the previous meeting and this meeting, Mr. Nuereberger seconded.

Mark Favazza:	Commission Member	Yes
John Nuereberger:	Commission Member	Yes
Lisa Schuering:	Commission Member	Yes
Paul Moran:	Commission Member	Yes
Jeff Moore:	Commission Member	No

Hart Nelson: Chair/Commission Member did not vote.

This item will go before the Board of Alderman at the February 22nd meeting.

#### NEW BUSINESS

A. P&Z #22-004: Text Amendment amending Section 400.1380.C Conditional Uses and E.1. Use regulations in the "PD" Planned Development Overlay District regarding Multi-Family Developments

Mr. Mike Doster introduced himself and the project he was proposing. He said after discussions with staff this was the direction they thought they should go. He said they would like a conditional use for an apartment building with an elevator with a Planet Fitness.

Mr. David Masson, architect, said the footprint is fairly established but it is still a work in progress. He said there would be a garage and Planet Fitness below the apartment. He said there would be a courtyard. He said the building would be large and would be higher than the Metro-link. He said they think it is a great location and would have very little impact on neighbors.

Mr. Nelson asked if the parking would be single level.

Mr. David Masson said there would be 4 levels of parking.

Ms. Kelly spoke to the application and why the text amendment was needed. She said this would allow for the Planning & Zoning Commission to review this project and future projects. She .....

Mr. Nelson asked how much of an increase would this be.

Ms. Kelly said it would be 72 units.

Mr. Nelson asked how it would compare to hotels.

Ms. Kelly broke down the numbers and Mr. Nelson recognized that a hotel would be much larger.

Mr. Moore asked how this compared to the Hanley Station project.

No one knew off the top of their head.

Mr. Nuerenberger said this would be a better use for that area and with the direction of the Comprehensive Plan

Ms. Kelly said the current code has limitations to density and that is why they are requesting a text amendment.

Ms. Schuering asked that since this text amendment is tied to a proposed development were other properties and developments notified.

Mr. Favazz asked if there would be any negative impact with the text amendment.

Ms. Kelly said the requirement to get a conditional use permit would allow the commission to review applications.

Ms. Karr said the issue is whether you want projects like this in the PD district to not be limited by the current density limitations.

Mr. Moran made a motion to approve as discussed, Ms. Schuering seconded.

Lisa Schering Yes  
Mark Favazza Yes  
John Nuerenberger Yes  
Jeff Moore Yes  
Paul Moran Yes

Ms. Kelly said the item would move to the March 9th Board Of Alderman meeting.

Mr. Hart presented Mr. Nuerenberger with a plaque for his service of over 20 years.

#### ALDERMANIC REPORT

Mr. Mayor Dimmitt gave a report on the Brentwood Bound Project and the Brentwood Park. He said they are putting in a sidewalk and pedestrian crosswalk that will be controlled by traffic lights connecting 2 parks. He said the Brentwood Park would have a large playscape with 5 unique play features. He said the GRG trail would be completed in the next 2 years.

9. DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said an application had been received for the March 9th meeting.

10. ADJOURNMENT

Mr. Moran made a motion to adjourn. The meeting adjourned at 8:08pm.