



Wednesday, March 8, 2023
PLANNING AND ZONING COMMISSION
6:30 PM

1. CALL TO ORDER

Mr. Nelson called the meeting to order at 6:30 PM

ROLL CALL

Matt Forman Present
Carl Karlen Present
Jeff Hunt Present
Jeff Moore Present
Chair Hart Nelson Present
Sheri Bilderback Present via Zoom
Paul Moran Present
Lisa Schuering

AGENDA APPROVAL

The agenda was approved by acclamation.

APPROVAL OF THE MINUTES

Approval of the February 8, 2023 Planning and Zoning Commission Meeting Minutes by acclamation.

CITIZEN COMMENTS

None

OLD BUSINESS

A. P&Z #22-026: Text Amendment Regarding Fence Regulations of the City of Brentwood

Ms. Kelly said based on previous discussion she organized and removed duplicate sections. She went over the front-yard fence changes. She covered the allowance of wire screening for gardening.

Ms. Bilderback asked if ornamental was defined.

Ms. Kelly said she had not added a definition.

Ms. Bilderback said she didn't want to hold up approval, but she thought it would be helpful for applicants.

Ms. Kelly said ornamental fences would need to be 50% open and could not be higher than 48" in height.

Mr. Karlen read through other clarifications that included fitting in well with the surroundings. painting and treatment for longevity.

Ms. Schuering made a motion to approve, Mr. Moran seconded. All in favor.

NEW BUSINESS

A. P&Z #23-003: Conditional Use Permit for Alloy Personal Training facility at 2533 S. Brentwood Blvd within the tenant space addressed as 2537 S. Brentwood Blvd.

Mr. Karlen made a motion to continue the item to the April 12th meeting. Mr. Moran seconded. All in favor.

B. P&Z #23-005: Text Amendment for Revisions to Section 400.1880 - Dark Sky Initiative- Lighting Code

Ms. Kelly said this request was from the Sustainability Committee to lower the Kelvin lighting levels.

Mr. Forman asked for clarification on a section of the code.

Chair Nelson clarified that existing fixtures would not need to be replaced with the new requirement until it needed to be changed. New fixtures would be required to meet the code.

Ms. Schuering asked if the bulbs were readily available.

Mr. Moran suggested the city provide the bulbs to homeowners.

Mr. Nelson asked why Brentwood was leading the effort and how the city would enforce the code. He also said he had concerns over the cost as well.

Mr. Karlen said he was really excited to see this. He said the brightness of the lights currently felt like a surgeon street. He suggested making it a suggestion for homeowners. He recommended commercial properties be held to 2700-3000 standard. He said the lights now are too bright.

Mr. Nelson said Ameren would have to follow the ordinance as well which would help with the streetlights.

Mr. Hunt asked about the impact on public and private infrastructure. He asked if there would be anything additional properties would have to do such as switch out poles.

Ms. Bilderback said it would have a big impact. She pointed out that the police recommend lots of lighting to deter crime. She said she wouldn't want this to apply to residential. She said there is a lot to consider with commercial properties as well. She said crime is a huge item to consider. She said a pilot program is a great idea.

Mr. Nelson provided a re-cap.

Mr. Moran made a motion to continue the discussion to the next meeting on April 12th. Mr. Hunt seconded. All in favor.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said there would be several items to review at the next meeting.

ADJOURNMENT

Ms. Bilderback made a motion to adjourn. Meeting closed at 6:59pm.