



MINUTES

Planning and Zoning Commission Meeting
Wednesday, March 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
John Ritter	Commission Member Absent
Sheri Builderback:	Commission Member Present
John Nuerenberger:	Commission Member Present via zoom
Lisa Schuering:	Commission Member Present
Leslie Nichols:	Commission Member Present via zoom

AGENDA APPROVAL

The agenda was approved by acclimation.

APPROVAL OF THE MINUTES

The minutes from the February 9, 2021 meeting were approved by acclimation.

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. #22-005: Text Amendment Amending Section 400.1400(C) Conditional Uses Of The Urban District To Include Facilities Used For Animal Rescue, Shelter, And Adoption, Including The Provision Of Related Services For Those Animals Such As Veterinary Care, Pet Owner Resources Support And Educational Programming

Ms. Sarah Javier gave a brief history on the APA. She said the mission is centered on bringing people and pets together. She said they help thousands of people and pets each year. She said in the past year over 1000 pets had been adopted into Brentwood homes. She said they offer affordable veterinary care. She said they have wellness programs in place and have many partners and sponsors in Brentwood. She said they do so much more than bringing people and pets together. She said the building was built in 1947 and is ready for a major renovation.

Ms. Teresa Dale Pupillo, of Capes, Sokol, Goodman & Sarachan, P.C said in connection with the text amendment they have applied for a variance and a conditional use permit. She said the property was rezoned from LI to Urban Development and it did not change the APA's status as a non-conforming use. She said the improvements are consistent with the urban development district and the comprehensive plan.

Ms. Kelly, Director of Planning & Development, spoke to the request. She said the property was rezoned in 2017. She said they are non-conforming. She said the applicant is requesting a conditional use permit to meet specific requirements laid out by the commission. Ms. Kelly spoke to the Comprehensive Plan and the intentions for development in the area. She said the text amendment would include animal rescue and spoke to the specific language. She said the language used would not open the door too widely to other uses. She said other similar uses would still need to apply for a conditional use permit.

Mr. Nelson asked about their contract with St. Louis County.

Ms. Javier said they are limited in the number of animals they can host.

Ms. Bilderback suggested that the language could be tightened. She said when the UD district was created there was no intention for the APA to go anywhere. She said she thought this use fit in well with the UD district and comp plan.

Mr. Moran asked if the APA is a 501.c3.

Ms. Javier said they were.

Mr. Moran asked about parking.

Ms. Javier said there was ample parking. She said the expansion was to provide more space for the animals not more humans. She said it would help them provide more medical care for pets.

Mr. Keefe asked if their service was limited to domestic animals.

Ms. Javier confirmed they were limited to domestic animals.

Ms. Bilderback made a motion to recommend approval as written. Mr. Moran seconded.

A roll call vote was taken, and all were in favor. Hart Nelson: Chair/Commission Member did not vote.

Ms. Kelly said the item would go before the Board of Aldermen on April 4th.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly gave a report on the text amendment regarding the final vote.

March 15 redevelopment meeting would like if Commission Members were in attendance.

ADJOURNMENT

Ms. Bilderback made a motion to adjourn. Meeting adjourned at 7:42PM.