



PLANNING & ZONING COMMISSION

WEDNESDAY, MAY 10, 2023

6:30 PM

CALL TO ORDER

Chair Nelson called the meeting to order at 6:30pm.

ROLL CALL

Chair Hart Nelson
Paul Moran
Mark Favazza
Lisa Schuering
John Ritter
Matt Forman
Carl Karlen
Brian Nolan
Jeff Moore
Sheri Bilderback

The following staff were also present: Whitney Kelly, Planning Director; Kevin O'Keefe, City Attorney; and Jessica Stutte, Recording Secretary.

AGENDA APPROVAL

The agenda was approved by acclamation.

APPROVAL OF THE MINUTES

The April 12, 2023 Planning and Zoning Commission Meeting Minutes were approved by acclamation.

CITIZEN COMMENTS

None

OLD BUSINESS

P&Z: #23-007: Application for a Site Development Plan Approval for a 3,920 Square Foot Building Addition at 350 Hanley Industrial Court - Continue to the June 14, 2023 Planning and Zoning Commission.

Mr. Moran made a motion to continue. Mr. Favazza seconded. All in favor.

NEW BUSINESS

P&Z #23-008: Application For A Rezoning of the Property Addressed as 8817 Moritz Avenue, Brentwood MO 63144 from PD-Planned Development Overlay District to B-Single Family Residential

Mr. Bafa representative for Cambridge Homes, said he was before the commission with a request to changing the zoning back to Single-Family Residential. He said in 2018 it was changed to Planned Development.

Ms. Kelly spoke to the request. She showed the property and said it was surrounded by commercial property on 3 sides. She spoke to the zoning change in 2018. She said the properties along Brentwood Blvd. were selected because of their proximity to Brentwood Blvd. and because of their shallow lots. She said the zoning change in 2018 was in line with the Comprehensive Plan. She said the Planned Development overlay was intended to relate uses to the adopted plan.

She spoke about the required buffers and setbacks. She said a similar project was recommended denial by the Planning & Zoning Commission, but was ultimately granted approval by the Board of Alderman. She said there was a distinct difference between the two properties and that was the current proposal is surrounded on 3 sides by commercial property.

Mr. Nelson asked Ms. Kelly why they weren't seeing the development in the PD district.

Ms. Kelly said she didn't have a comment at this time.

Mr. Karlen asked if this were approved would the commercial properties then become non-conforming.

Ms. Kelly said it would be very difficult to redevelop those properties.

Mr. Forman asked if the properties fronting Brentwood Boulevard were conforming currently.

Ms. Kelly said they were not. She said the requirement was 1 acre.

Mr. Forman asked if the remaining lots could be redeveloped without the lot.

Mr. O'Keefe said they would not meet the requirements for redevelopment.

Mr. Karlen asked if the home was occupied.

Mr. O'Keefe said the home could remain occupied, but home improvements would be limited to interior, and they could not expand.

Ms. Bilderback said a lot of thought and intent was put into the Comprehensive Plan and into the Planned District.

Mr. Nolan recused himself.

Mr. Karlen asked to see the color-coded map.

Mr. Moran asked about the difference between 8817 Moritz and 8817 Powell.

Ms. Bilderback asked to see the Comprehensive Plan map. She said the maps varied and the future land use map is what they should be considering.

Ms. Kelly pulled up the map and pointed out that the land use map was in line with the current Planned Development District.

Mr. Moran made a motion to recommend approval. Mr. Karlen seconded. Motion did not pass.

Favazza N

Forman Y

Karlen Y

Moore N

Ritter N

Schuering-N

Moran-N

Bilderback- N

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said the Board of Alderman approved the Fence regulations and updated the Commission on the changes the Board made.

ADJOURNMENT

Ms. Bilderback made a motion to adjourn. All in favor. Meeting adjourned at 7:06PM.