

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

BRENTWOOD CITY HALL VIRTUAL MEETING

**Date: May 12, 2021
6:00 PM**

Chairman Shipley called the meeting to order at 6:00 PM and led the pledge of allegiance.

Roll Call: Sheri Bilderback, Rebecca Jacobs, Jeff Moore, Paul Moran, Hart Nelson, John Nuernberger, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for April 14th were tabled until June 9th meeting due to not being available.

OLD BUSINESS

None

NEW BUSINESS

Case #21-05 – Site Development Plan Review for property at 2555 Hermelin Drive.

Chairman Shipley asked if there was anyone representing the petitioner who would like to speak and describe their site plan proposal.

Mickey Hansel from Farnsworth Group, the engineer of record for Meridian Medical, stated the company is proposing an addition to their existing modular building located in the northeast corner of their property. The subject property is a pharmaceutical company located in Hanley Industrial Court and is zoned "LID" Light Industrial District. The property is classified as Floodway and located in an AE Zone by FEMA. The parking supporting this facility is located on-site and at off-site locations. The petitioner proposes to expand the breakroom and construct a 1,771 square foot elevated modular structure addition. They are elevating it like their existing building to be at the same level on piers above the floodplain. It will be connected by a platform with doorways in a hallway and will be used for a break room for their employees.

Ms. Hansel noted there should be no impact to the surrounding natural areas. The creek is on the west side of the property, but the addition is completely on the east side. The cover there is already paved so there is no decrease in landscape area, no increase in impervious surface and there will be no effect on the natural area around there. They have already completed the floodplain study that is required, and because it is elevated on piers, they have been able to prove there will be no significant rise in the flood waters as is required to build the addition.

Ms. Koerkenmeier expressed that the applicant had covered things well. There isn't many changes to the existing conditions. The site coverage is going to remain at the same percentage that it is now and adding the 1700 plus foot addition will increase the building coverage slightly. She did check with the fire department to review the plans. The proposal for the building addition will not improve access but nor will it cause any more access issues with the property.

Hart Nelson recused himself from this vote. The college has pending business potentially with Meridian and he knows the president, so he will recuse out of an abundance of caution.

Ms. Bilderback made motion to recommend to the Board of Aldermen approval of this application as submitted with the provision of verifying compliance with the floodplain regulations for the site and that they meet all the current floodplain regulations, seconded by Lisa Schuering.

Roll Call: 6-ayes, 0-nay, and 1- recuse. Sheri Bilderback-yes, Rebecca Jacobs -yes, Jeff Moore-yes, Paul Moran-yes, Hart Nelson-recuse, John Nuernberger- yes, and Lisa Schuering-yes.

Motion passed.

Case #21-04- Rezone from PD, Planned and Development Overlay District to B, Single-Family Residential, and Site Plan review for property at 8817 Powell Avenue.

The property at 8817 Powell Avenue includes a 1,125 square foot one-story residence constructed around 1922. The parcel is approximately 106 feet wide and 120 feet in depth. The subject property is zoned PD, Planned Development Overlay District. Single-family residential is a permitted use in the PD zoning district. The petitioner seeks rezoning the property to B, Single-Family Residential, and has included a preliminary minor subdivision plat with his submittal to serve as the site plan for the property.

Mr. Davis stated they are requesting to have their parents' house which is on a double lot rezoned to B-Single-Family Residential to be able to subdivide the property into two (2) residential lots. They are asking for this property be rezoned from PD-Plan Development to B-Single-Family Residential.

Chairman Shipley replied this request does not align with the City's Comprehensive Plan and the future land use plan map for the area.

Ms. Koerkenmeier explained Mr. Davis contacted the department a couple of months ago and they talked through different factors that are to be considered when property is to be rezoned. The future land use plan map was also discussed. At many public meetings as the Comprehensive Plan was developed, it was discussed keeping parcels that form a depth of 350-400 feet from the major corridors a commercial land use.

Mr. Nelson asked Mr. Davis if there has been any interest commercially? Also, he noted that it has only been a few years after they have completed the Comprehensive Plan and believes the City's interest is to attract a larger mixed-use development along the S Brentwood Blvd Corridor. He understands the frustration if there are no offers.

Mr. Davis answered they do have interest in the property only if it can be subdivided into single family lots. A developer that works around Brentwood has put an offer in to buy it and that is how we got to the point we are at right now.

Kelly Reese a neighbor at 8837 Powell Avenue stated we are strongly in support for turning it back to residential and splitting this parcel and building two new homes. We would love to have two new homes with homeowners instead of renters; we have an issue on their street with home maintenance. There are a lot of rental properties that Greg Iverson owns, and he is buying up around us. We would strongly prefer that this lot be turned back to residential and new homes built to keep the street traffic down. They have a big problem with people cutting through at the intersection of Manchester and Brentwood as well so she would much prefer that it stay as much of a residential area as possible.

Mr. Nuernberger had one question which has to do with the size of the property. He was envisioning the new construction to be two-story homes with a much bigger footprint. He asked the petitioner if he any idea what their plans are?

Mr. Davis does not know as they did not get into that kind of detail.

Karen Smith, who lives on Harrison, stated she is for maintaining our streets as residential and not having businesses encroach into their residential neighborhood. She is all about preserving our residential areas and knows as part of the Comprehensive Plan process this was made Planned Development. This was also attempted in her area a little bit as well, and she does not believe people always understand what happens with a Plan Development. People kind of get comfortable with being Planned Development and suddenly there is a development and then you end up with commercial coming back into our residential area. She is concerned with the nature of our neighborhood's changing with more and more development being pushed further and further back into our neighborhoods.

Kelly Reese asked the question does it matter at all the context of what happens if it does not get changed? That house is very old and has not been kept up and will sit on this lot until maybe someday down the road there is a commercial development. Somebody has got to continue to go around and buy up everything before you can develop the land. Does that get factored in at all to the decision? Is it just because the Comprehensive Plan says that it needs to be part of the plan development or part of the buffer that it should remain commercial?

Mr. Chairman response was yes, to Ms. Reese questions.

Motion made by Ms. Bilderback to recommend to the Board of Aldermen this application, based on current comprehensive plan, be denied, seconded by Mr. Nelson.

Roll Call: 7-ayes, 0-nay. Sheri Bilderback-yes, Rebecca Jacobs -yes, Jeff Moore-yes, Paul Moran-yes, Hart Nelson-yes, John Nuernberger- yes, and Lisa Schuering-yes.

Motion to recommend denial of the rezoning application to B-Single-Family Residential for property at 8817 Powell to the Board of Aldermen approved.

Nomination of Officers - Planning and Zoning Commission

Chairman Shipley announced that he has placed his home on the market for sale and will not seek or accept nomination for chairman.

- Chairman – Hart Nelson
- Vice Chairman – John Nuernberger and Mark Favazza
- Secretary – Paul Moran

All present nominees accepted their nominations.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier announced she has given notice to resign as the Director of Planning and Development position with her last day being June 11th.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

Planning and Zoning are looking to return to in person meeting for the month of June and return to the 7:00 PM start time.

ADJOURNMENT

Mr. Nelson made a motion to adjourn, seconded by Ms. Bilderback, all in favor, meeting adjourned at 6:55 PM.