



PLANNING AND ZONING COMMISSION

August 9, 2023

6:30 PM

CALL TO ORDER & PLEDGE OF ALLEGIANCE

ROLL CALL

Vice Chair Mark Favazza present

John Nurenberger present

Carl Karlen present

Brian Nolan present

Jeff Hunt present

Paul Moran present

Lisa Schuering present

Matt Forman present

Zoom

Sheri Bilderback present

AGENDA APPROVAL

The agenda was approved by acclamation.

APPROVAL OF THE MINUTES

Approval of the July 12, 2023, Planning and Zoning Commission Meeting Minutes

CITIZEN COMMENTS

None

OLD BUSINESS

P&Z #23-006: Text Amendments Section 400 Division 7 - Stormwater Management, Grading and Erosion Control and 500 - Article XVII

Infill Development Stormwater Management Text Amendment to the Stormwater Ordinance language including over land flow, control storm water resulting from infill development, fee structure.

Ms. Kelly gave a brief introduction.

Vice-Chair Favazza asked if there were any questions. There were none.

Mr. Moran made a motion to approve. Mr. Nurenberger seconded.

Ms. Bilderback abstained from the vote.

All in favor.

P&Z #23-011: Text Amendment to Article IV Off-Street Parking and Loading Regulations.

Mr. Lee Cannon revisited what was covered at the last meeting. He said they looked at different communities and codes to come up with parking scenarios. He said they considered reduced auto dependency per the previous discussion. He went over the recommended number of parking stalls for various uses.

He suggested a parking maximum of 120% per the code.

Mr. Favazza asked about medical office use.

Ms. Kelly suggested the commission discuss how they would like medical offices to be categorized.

A discussion followed.

Ms. Schuering asked about restaurants with patio space.

Mr. Cannon said that most restaurants have limited staff and the if the patio is in use there are empty tables inside. He said they want sufficient parking for customers, but not too much.

Ms. Kelly added the FAR would not include the patio unless there was a problem.

Mr. Cannon went over the recommendations for shared parking.

Mr. Hunt asked who would review the shared parking.

Ms. Kelly said it would be the Commission in their site plan review and the Board of Aldermen.

Mr. Forman asked what prompts staff to require a parking study. He asked if there were things in the code to prompt the study.

Mr. Cannon said the land use has to be defined.

Ms. Kelly said she does an initial review if there are concerns by staff then a parking study would be required on a case-by-case basis.

Mr. Hunt asked about a change of use that then has an excess of space.

Ms. Kelly said the site would be pre-existing and they would not need to remove parking.

There was continued discussion about the patio.

Mr. Hunt made a motion to approve the text amendment as is, with the exception of the changes to 400.1500 space to restaurants. Ms. Schuering seconded.

All in favor.

RFQ Architectural Design Guidelines

Ms. Kelly said the city had reviewed the applications received. She said based on the reviews they were recommending H3. She said they had excellent examples of design guidelines elsewhere.

Ms. Kelly said they were looking for a recommendation to start the contract.

Mr. John Hall, of H3, gave an outline of the process. He said it was a 4-phase year long process.

Mr. Hall said it would be a staff and community effort.

Ms. Stutte, Brentwood Recording Secretary, read Ms. Bilderback's comment from zoom. "Please read my comments to the P&Z since no one can hear me for some reason. I'm 100% opposed to

this and believe it's a very bad idea for a host of reasons as I've said before. P&Z has done an excellent job on commercial without design guidelines, it's the worst having these for commercial but it's a bad idea for anywhere in Brentwood in my opinion."

Mr. Forman said the guidelines outline the expectations of the city at the ARB and it is beneficial for developers and residents alike to have those expectations.

Mr. Nurenberger asked about single-story residential areas and allowing homes to add a second story.

Mr. Forman said it never made it to the ARB. He said neighborhood association agreements and covenants are not enforced by the ARB.

City Attorney Kevin O'Keefe added that neighborhood guidelines are a residential issue and not under the city's purview. He said the city cannot approve or enforce private contractual arrangements.

Mr. Forman said the current non-coded guidelines are used to regulate the massing, the context of the area, and the materials to keep the neighborhood harmonious. He added that only the design review was covered by the ARB. He said market value research shows that design has a direct valid impact on real estate value.

Mr. Nurenberger said he felt like it was a waste of money.

Mr. Forman said the city already has a component of this for the Manchester Corridor, but not for the rest of the city.

Ms. Kelly added there are not guidelines in place for residential areas. She said the guidelines would be in place for the entirety of the city.

Mr. Nurenberger said he was not in favor of spending the money.

Mr. Karlen said he was in favor of the guidelines. He said guidelines exist in other communities. He said on the other side of the table it is extremely useful as a designer/architect to know what is expected.

Ms. Stutte read Ms. Bilderback's comments. "Manchester Rd was unique. We do not need this for commercial, that was intentional. She agreed with John. We do not need design guidelines for commercial or the entire city. We do not need to be like Webster or Clayton.

Ms. Kelly said the Board of Alderman approved the budget. She said this is a recommendation to the Board of Alderman to engage H3 Studios to create the guidelines. She said it helps the applicants anticipate what the city will approve.

Mr. Forman made a motion to recommend approval to engage H3 Studios to develop architectural guidelines. Mr. Karlen seconded.

Mr. Nurenberger made a motion to amend the motion to eliminate the application of commercial properties. Ms. Bilderback seconded.

Sheri Bilderback-yes, Matt Forman-no, Carl Karlen-no, Paul Moran-no, Brian Nolan-no, John Nurenberg-yes, Lisa Schuering-no. Motion did not pass 2-5.

A vote was taken on the original motion: Sheri Bilderback-no, Matt Forman-yes, Carl Karlen-yes, Paul Moran-yes, Brian Nolan-yes, John Nurenberg-no, Lisa Schuering-yes. Motion passed 5-2 to recommend H3 Studio to the Board of Aldermen.

City Attorney, Kevin O'Keefe clarified the city can only make approvals or denials based on the city's ordinances. The city does not trump residential indentures. The indentures are fully enforceable by the trustees or the subdivision.

NEW BUSINESS

None

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said there would be a meeting sept 13th.

ADJOURNMENT

Mr. Moran made a motion to adjourn. All in favor. Meeting adjourned at 7:55pm.