



**PLANNING & ZONING
WEDNESDAY, AUGUST 10th, 2022
7:00PM**

CALL TO ORDER

Mr. Hart Nelson, Chair, called the meeting to order at 7:00PM.

ROLL CALL

Hart Nelson, Chair	Present
Mark Favazza, Vice-Chair	Present
Matt Forman	Present
Carl Karlen	Present
Jeff Hunt	Present
Lisa Schuering	Present
Jeff Moore	Present
Sheri Bilderback	Present
John Ritter	Present
Paul Moran	Present
Leslie Nichols	Absent
John Nuerenberger	Absent
Tricia Graves	Absent

AGENDA APPROVAL

The agenda was approved by acclamation.

APPROVAL OF THE MINUTES

The Draft Minutes from the July 13, 2022nd meeting, were approved by acclamation. A change to make the recommendation to "positive" was recommended for the July 27th Sub-Committee meeting and the minutes were approved by acclamation.

CITIZEN COMMENTS

None

OLDBUSINESS

P&Z #22-010: Kitchen Conservatory Amendment to the Conditional Use Permit at 9001 Manchester Road

Ms. Bilderback reported Site-Plan Subcommittee Meeting that they spent a lot of time discussing the building materials and the installation. She said they had asked for site line perspectives of the roof line. She said the Site-Plan Subcommittee ultimately gave a positive recommendation. Mr. Forman added the challenge was creating a document to hold the applicant to the changes discussed.

Mr. Michael Chiodini said his colleagues were unable to attend. He showed the cast CMU and the mortar color. He showed the elevations, the coursings, and the site lines. He showed the access from the adjoining property along with the rear view of the screening and the fence.

Mr. Forman asked about the shadow line at the 4" block.

Mr. Chiodini said it would be flush. He said the joints would be flat.

Mr. Karlen said some of the coursing detail would be lost from a distance.

Mr. Chiodini said they jewel-box was the focal point.

Mr. Karlen asked about the sign plan.

Ms. Kelly said if they met code they would not have to come back before the commission for sign approval.

Mr. Karlen said he thought the sign should be reviewed at the same time as the building.

Mr. Nelson said the signs were reviewed regarding size and location not on design.

Ms. Bilderback said the owner's vision is that it should appear as a granite wall. She said the Site Plan Subcommittee discussed the materials at length and came to a consensus that the material and the application in this case would be acceptable.

Mr. Karlen said he still sees room for improvement.

Ms. Bilderback spoke about the mechanical equipment screens. She said the concern was the screening site lines. She said the screening would draw more attention to the equipment.

Ms. Bilderback made a motion to recommend approval with the conditions given by staff in the staff report. Mr. Moran seconded. A roll call vote was taken. Mr. Nelson did not vote. Mr. Karlen voted no, all others in favor.

Motion passed 7-1.

NEW BUSINESS

A. P&Z #22-12: A Minor Subdivision Review, Preliminary and Final Plat to create Two (2) Single-Family Lots for new residential construction at 2339 St. Clair Avenue, Brentwood, MO 63144

Mr. Doug Cohen said he was requesting to subdivide a lot.

Ms. Kelly said the applicant was requesting to subdivide the lot, and since they meet the minimum requirements, staff recommended approval.

Mr. Favazza made a motion to recommend approval as submitted in the staff report. Mr. Moore seconded.

Mr. Brian Nolan, neighbor and real estate attorney, said he was concerned about traffic. He said he would like the 2-car garage to be a requirement. He said his main concern was water drainage and runoff.

Ms. Kelly said any new single family residential home should provide parking for at least 2 vehicles but that a garage was not a requirement. She said the building would be reviewed at the ARB. She said storm water would be reviewed as part of the building review by a 3rd party. She said if the houses meet zoning and storm water requirements the permits will be issued. She said this review was for the plots only.

Mr. Forman gave some suggestions to the builder regarding the garage.

A roll call vote was taken. Mr. Nelson did not vote. All others in favor.

B. P&Z #22-14: Revised Exterior Elevations for the renovation of the building at 2428 S. Brentwood Boulevard for St. Louis Cremation office use only

Mr. Robert Srote, architect, said he was back before the commission with a scaled back project.

Ms. Kelly said the original application was approved earlier in 2022. She said the structure was getting a refresh. She said the only concern was the HVAC installation. She suggested screening for the HVAC equipment as it would be visible to neighbors if the commission desired.

Mr. Forman confirmed the building was getting painted.

Mr. Srote said the building would also be tuckpointed and would be getting a new roof.

Mr. Forman asked about the HVAC equipment.

Ms. Kelly pointed out where it was. She said it would be getting raised up.

Mr. Forman asked about the egress door and stair.

Ms. Kelly shared the plans with the commission.

Mr. Forman asked if they were adding a door in the front.

Mr. Srote confirmed there would be new doors.

Mr. Moore asked about the existing parallel parking and the asphalt.

Mr. Srote said they were requesting a new curb. He said the parallel parking was off the site. He said it was a non-conforming site.

Ms. Kelly said the parking is in the city's right-of-way. She said there was an agreement with the church to the north to use additional parking.

Mr. Moore said he thought the asphalt should be addressed.

Ms. Bilderback asked if the stairway would be painted.

Mr. Serot said they could be.

Ms. Bilderback asked how the HVAC could be screened.

Ms. Kelly suggested a fence panel.

Mr. Srote said they could figure something out.

Ms. Kelly said screening would help dampen any noise.

Mr. Ritter asked if the concrete bases currently housing the HVAC units would be patched with asphalt. He asked if there was a height requirement for the units.

Mr. Srote said the bases would be removed and patched.

There was some discussion about height requirements.

Ms. Bilderback made a motion to recommend approval of the application with the added conditions that the stairwell be painted to match the door, and the HVAC be screened. Mr.

Moran seconded. A roll call vote was taken. Mr. Nelson did not vote. All others in favor.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said there were 2 applications to review at the September 14th meeting.

ADJOURNMENT

Ms. Bilderback made a motion to adjourn. All in favor. Meeting closed at 7:58PM.