

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

Brentwood City Hall

**Date: April 10, 2019
7:00 PM**

Chairman Daming called the meeting to order at 7:00 PM and led the pledge of allegiance. John Nuernberger called roll with the following members present: Michael Daming, Mark Favazza, Rebecca Jacobs, Paul Moran, Hart Nelson, John Nuernberger, Lisa Schuering, Tom Shipley and Sheri Bilderback.

APPROVAL OF MINUTES

Meeting Minutes for March 13th were approved by acclamation.

OLD BUSINESS

None

New Business

Case #19-10 – Zoning Map Amendment- Rezoning of 8820 Lawn Avenue from B, Single Family Residential, to PD, Planned Development Overlay District and Site Plan Review for a parking lot.

Mr. George Eble, the petitioner presented his plans to construct the parking lot to serve tenants in the Milton Building. Mr. Eble explained he purchased the old church building and tore it down for additional parking for their building. He would like the approval due to the parking issues for the Milton building that is causing big issues and even causing them to lose perfect tenants due to the lack of parking spaces. He is also in agreement with any additional changes suggested by the committee.

Ms. Koerkenmeier noted the property at 8820 lawn Avenue is the former location of a church which was demolished in fall of 2018. Following the demolition, the owner developed plans to construct a parking lot to accommodate the Milton Office Building at 2025 S Brentwood Blvd. The subject property is zoned B, Single -Family Residential. Parking lots are not a permitted use, nor a conditional use, in the single-family residential zoning districts and would require rezoning to PD, Planned Development.

Ms. Bilderback noted her concerns with the project; primarily lighting of the parking area and the amount of erosion on site. She also noted the Commission should have additional information regarding stormwater detention and methods to discharge the stormwater created from the project. Additionally, she recommended the petitioner consider shorter light fixtures than the 16' pole with a 2' pole base as proposed by the petitioner.

Mr. Eble stated the project consists of less impervious surface than the pre-existing conditions when the church occupied the site. The erosion has been controlled with a lime stabilization application, and a photometrics plan was submitted with the project which shows no lighting or 0-foot candle along the perimeter of the property. If the he uses shorter lights, than more than three (3) lights for the parking lot would be required to keep the parking area well-lit and secure for his tenants and their clients.

Chairman Daming asked if the petitioner could elaborate on how the property will retain or drain stormwater.

Erik Staley, P.E. with the Clayton Engineering Company addressed Ms. Bilderback's comments. He noted most of the runoff is channeled through the drive aisle. There is a significant amount of new green space along the north and west areas of the parking lot which will assist with runoff which will just soak into the ground. He also explained it's a small project which shouldn't take more than one to two months to be completed. Once completed it will be sodded which would be an improvement from what previously existed.

Mr. Shipley noted the three trees planned for the north buffer yard will assist with blocking the parking lot lights from the residences to the north.

Ms. Bilderback asked how long it would take the 3" caliper trees to grow to a height to block the light.

Chairman Daming called upon Andy Franke with Planning Design Studio to respond and to review his comments with the Commission.

Andy Franke with Planning Design Studio, noted it may take 8-10 years for the maples to reach the same height of the lights. He continued with a review of his comments on the landscape which he thinks pretty much covers the issues regarding erosion concerns.

Steve of 8827 Lawn, wanted to know are they going to lower the grade to the entrance? Also, with the retaining wall will there be bushes or something there? Mr. Staley stated there will be a new vinyl fence and smaller trees.

Jerry of 8831 Lawn, wanted to know is the house next to parking lot going to be a buffer zone between the house and parking lot? Erik replied yes, there will be a buffer 25 feet wide next to the house where the landscaping will be.

Kerry of 8826 Pine, stated Milton company has done a good job with the landscaping and keeping it clean but maybe adding a brick wall versus a fence will make sure the lighting is not too powerful.

Mr. Shipley made a motion to recommend approval to the application for Rezoning of the property at 8820 Lawn Avenue from B, Single Family Residential, to PD, Planned Development Overlay District, and approval of the Site Plan for a parking lot with the condition that the site plan be compliant with all comments included in the letter dated April 10, 2018 from Planning Design Studio, seconded by Mr. Moran.

Roll Call: 7 - ayes, 1 - nay, Favazza - yes, Jacobs – yes, Bilderback – no, Moran – yes, Nelson - yes Nuernberger – yes, Schuering – yes, Shipley – yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier reported at the April 1, 2019 Board of Aldermen meeting, the Board passed Ordinance No. 4873 and Ordinance No. 4874 establishing the new "MC" Manchester Corridor Commercial Zoning District and the rezoning of the parcels included in the 353 Redevelopment Area to the MC zoning district.

APRIL 24TH SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

No meeting is scheduled.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to adjourn all in favor; stand adjourned 7:58 p.m.