

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

Brentwood City Hall

**Date: August 8, 2018
7:00 PM**

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

APPROVAL OF MINUTES

Meeting Minutes for July 11th were approved by acclamation.

OLD BUSINESS

Case #18-05 - Rezoning from LID, Light Industrial District, to PD, Planned Development Overlay District and Site Plan Review for a new 3-story office building and renovation of existing building for property located at 200 Hanley Industrial Court.

Ms. Koerkenmeier provided a staff report. The applicant has updated documents and full plans were submitted with a detailed landscape plan and lighting plan following the Site Plan Subcommittee meeting held on July 25th. The revised plans incorporated the subcommittee's comments. The plans were reviewed by Lee Cannon of CBB and Andy Franke of PDS. Many of the review comments were just reminders of things that would apply to the project but not requiring changes to the site plan. The northern access to site was relocated further to the south to keep more room between this access point and the adjacent parcel to the north. Both access points will accommodate ingress and egress traffic. The parking would not meet the city parking requirements, but following information provided to Mr. Cannon by the petitioner; the space utilization of the buildings, number of employees, etc. the parking requirement is considered sufficient. The revised plans also depict a future parking area should it be needed. The project still needs a slight bonus coverage since the coverage is at 64.2 percent and the maximum amount is 60 percent.

Mr. Daming asked if the lighting documents included the type of street lights currently along Hanley Industrial Court.

Ms. Koerkenmeier noted the proposed lighting for the parking lot would not match the City's street lighting, but the City's approved light fixture from the STP project (Hanley Industrial Court Lighting and Sidewalk Project) would be installed along the sidewalk to be consistent with the City.

Mr. Daming asked if the applicant is still willing to allow the easement along the SE corner of the parcel for a monument sign to identify Hanley Business Park.

The applicant responded yes, that they are.

Ms. Bilderback commented on clarifying notes on the revised site plan documents regarding the sign easement for the Hanley Business Park monument sign, and secondly, adding a note, or the specification of the City street light to the lighting plans so there is no confusion that the City light spec should be installed by the developer along the street frontage. She also recommended a note be added to the sheet showing the future parking detail that all the landscaping replaced by the parking area is to be relocated to another area on the site.

Ms. Bilderback recommended to approve and send to the Board of Alderman for their consideration the rezoning of this parcel from LID, Light Industrial District, to PD, Planned Development Overlay District. Seconded by Mr. Ritter.

Roll Call: 6 – ayes, 0- nay, Bilderback – yes, Favazza– yes, Jacobs – yes, Moran- yes, Ritter – yes, Shipley – yes.

Motion passed.

Ms. Bilderback made a motion to recommend approval to the Board of Alderman for the Site Plan Review for a new 3-story office building and renovation of existing building for property located at 200 Hanley Industrial Court with the following revisions.

- 1.) A notation be added to the plans that the applicant agrees to execute documentation to exercise an easement for installation of a sign for Hanley Industrial Ct.
- 2.) A notation be added to the site plan that the trees and landscaping be replaced in all areas if and when the additional parking is installed.
- 3.) The lighting header be clarified that the lighting along the street and sidewalk will match the city standard and the lighting will be different from the proposed parking lot light poles outlined in the documentation currently submitted.

Seconded by Mr. Shipley. Mr. Daming stated let the record reflect the applicant was amenable to each of the conditions that were part of this motion.

Roll Call: 6– ayes, 0- nay, Bilderback – yes, Favazza– yes, Jacobs – yes, Moran- yes, Ritter – yes, Shipley – yes.

Motion passed.

NEW BUSINESS

None

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

During the moratorium period for the Manchester Road redevelopment area, staff is working with PGAV Planners to establish a Manchester Road Planning Advisory Committee (MPAC) who will work on the land use study and zoning revisions with the 353 Redevelopment Corporation and the Board of Alderman. Ms. Koerkenmeier asked the Commission if anyone would be interested in serving on an advisory board for the moratorium for the Manchester Road study.

Committee appointments will be made at the August 20th Board of Alderman meeting. Members Sheri Bilderback, Mark Favazza, Rebecca Jacobs, Paul Moran, John Ritter, and Tom Shipley expressed interest in serving on the advisory committee.

Commissioners asked for updates on a few projects. The developer of the hotel on S. Hanley intends to submit construction plans September or October and received an extension on their conditional use permit granted by the Board of Alderman until the end of the year.

The expansion of the rental equipment services by Home Depot will be heard by the Board of Alderman on August 20th. Also, the application for Bavarian Enterprises for motor vehicle repair and the Aspen Dental projects also will be heard.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Ms. Bilderback made a motion to adjourn the meeting at 7:39, Mr. Moran seconded. Unanimous vote in favor was taken; motion passed.