

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

Brentwood City Hall

**Date: September 12, 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, Jeff Moore, Paul Moran, Hart Nelson, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting Minutes for August 8th were approved by acclamation.

OLD BUSINESS

None

NEW BUSINESS

Case #18-06 – Amendment to Conditional Use Permit (CUP) and Site Plan for McDonald’s for installation of side by side drive-through lanes, modifications to exterior elevations and other site improvements for property located at 1595 S. Hanley Road.

Robert E. Polk engineer with Farnsworth group representing McDonalds gave an overview of the request for the renovation of the existing building as well as exterior site improvements. McDonalds is updating eighty percent of the McDonalds by the year 2020. Changes include interior and exterior changes. The roof will no longer be red, and the proposed roof will extend the walls higher to screen the rooftop equipment. The primary change will be the second order station side by side for faster drive through time which will also increases length of drive through queue to accommodate more vehicles. Currently the lane can queue 15 vehicles, but the proposed plan is to be able to queue 26 vehicles. The proposal will include the loss of three parking spaces which leave 55. The parking requirement is 57 so this will be 2 spaces short. However, seventy percent of McDonalds sales are made through drive through service. The current signage for the building includes three signs, and the plan for the building will have one McDonalds sign facing Hanley Road and 2 arches. Also, the store operates 24 hours today and would like to continue the 24-hour operations.

Ms. Koerkenmeier gave an overview of the staff report. McDonalds was built in 1999 so at the time of construction the ordinance would still be in effect, everything is still compliant. They do have an agreement with Home Depot for the additional parking they needed, and the agreement is still in effect. The traffic review details are still needed to see how the side by side traffic drive throughs will be handled.

This is also going to be looked at by St. Louis County Highway Department since there are plans for improvements for South Hanley Road to add another south bound lane. A comprehensive sign plan would be needed to go along with the project.

Mr. Nelson asked if remodels like this increase traffic.

The petitioner stated it increases the traffic somewhat. The number of transactions increase slightly and the ticket amount also, so it will bring around a fifteen percent increase in revenue.

Mr. Shipley stated that eliminating the back-up onto Hanley Road would have a positive impact on traffic so would this have to go in front of the subcommittee or could the Commission make a recommendation this evening.

Mr. Daming stated that as a precaution it should wait until the traffic study is done.

The Commission moved to take up at subcommittee meeting on September 26th at 6 pm.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

Ms. Koerkenmeier the Commission the Manchester Road Planning Advisory Committee notes would be available online, and the next meeting is scheduled for October 8th, 2018 from 6-8pm and will be held at the Recreation Center.

SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

The meeting will be held September 26th at 6 pm.

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Ms. Bilderback made a motion to adjourn the meeting at 7:23, Mr. Shipley seconded. Unanimous vote in favor was taken; motion passed.