

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

**Brentwood City Hall**

**Date: October 10, 2018  
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, Jeff Moore, Paul Moran, John Nuernberger, John Ritter, and Lisa Schuering,

**APPROVAL OF MINUTES**

Meeting Minutes for September 12th were approved by acclamation.

**OLD 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.

Jeffrey Brocco with the Farnsworth group appeared for applicant. Mr. Daming reminded the commission the case was heard at the last meeting and at the subcommittee meeting. Mr. Franke the landscape architect made several recommendations to which the applicant was amenable and Mr. Cannon from CBB did not have any recommendations.

Ms. Koerkenmeier stated not all of the landscape recommendations can be incorporated into the site plan so they will need to be included as conditions of approval and are listed in the recommendation section of the report.

Mr. Neuberger made a motion to recommended that the amendment to the Conditional Use Permit and Site Plan for McDonald’s located at 1595 S. Hanley Road be approved with the following conditions:

- 1) Worn stop sign at the entrance from the Home Depot parking lot (at the southeast corner of the site) shall be replaced.
- 2) Continue to allow the condition from Ord. No. 3619 to grant the extra site coverage of 76%.
- 3) Continue to allow the condition from Ord. No. 3619 to grant a reduction in the west buffer area from ten (10’) feet to four (4’) feet.
- 4) Waive the south buffer area requirement of four (4’) feet from Ord. No. 3619 to match existing condition.

- 5) Comply with the following landscaping requirements (An exhibit will be provided to the petitioner for clarification):
- Plant a deciduous street (e.g. male ginkgo) in the expanded planting area adjacent to and west of the McDonald's sign along S. Hanley Road frontage.
  - Add plantings to sparsely planted areas in the central island between site entrance and exit onto S. Hanley Road and the island to the south of the site exit onto Hanley Road. This includes replacing plant material that is in poor condition.
  - Add a landscape area with a deciduous street tree and shrubs on the striped asphalt area at the northeast corner of the parking lot.
  - Replace existing shrub roses in poor condition with a deciduous tree in the island at the southeast corner of the parking, near the drive through pick up window.
  - All dead and dying plant material shall be replaced including trees which are 50% or more dead.
  - All new trees shall be specified at a minimum of 3" caliber as measured at 1' from ground level, and with trunks at least 5' tall.
  - All new landscaped areas shall be irrigated.
- 6) Signage plan and sign elevations as presented in C 1.4 and C 1.4 for this development is approved.
- 7) Exterior building elevations as presented in A 2.1 and A 2.2 for this development are approved.

Seconded by Mr. Ritter.

**Roll Call:** 7 – ayes, 0- nay, Favazza– yes, Jacobs – yes, Moore- yes, Moran- yes, Nuernberger- yes, Ritter – yes, Schuering – yes.

**Motion passed.**

### **NEW BUSINESS**

Recognition to Michael Hart for 8 years of service to the city. He served on the Board of Adjustment from 2010-2016, and Planning and Zoning Commission 2016-2018.

### **ALDERMANIC REPORT**

None

### **CITY PLANNER'S REPORT**

Ms. Koerkenmeier gave the Commission an update on the Manchester Road Planning Advisory Committee and let them know the next meeting is scheduled for October 29<sup>th</sup>, 2018 from 6-8pm.

**SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS**

No meeting will be needed on October 31<sup>st</sup>.

**RATIONALE FOR THE BOARD OF ALDERMEN**

None

**OTHER BUSINESS**

None

**ADJOURNMENT**

Mr. Nuernberger made a motion to adjourn the meeting at 7:07, Ms. Schuering seconded. Unanimous vote in favor was taken; motion passed.