

**CITY OF BRENTWOOD, MISSOURI
BOARD OF ALDERMEN MEETING MINUTES
JANUARY 5, 2026**

Mayor David Dimmitt called the meeting to order at 6:00 p.m. in the Conference Room at Brentwood City Hall, 2348 S. Brentwood Blvd, Brentwood, MO 63144. He immediately led the Pledge of Allegiance.

ROLL CALL:

Alderman David Plufka – Present	Alderwoman Nancy Parker Tice – Present
Alderwoman Michele Goad – Present	Alderwoman Sunny Sims – Absent
Alderman Steve Lochmoeller – Present	Alderman Jeff Gould – Present
Alderwoman Sharon Harter – Present	Alderman Sullivan Erger – Absent
Mayor David Dimmitt – Present	

A quorum was declared. Also present were: City Administrator Bola Akande, Communications Manager Michelle Boyer, Planning Director Whitney Kelly, Interim Fire Chief Ed Beirne, City Attorney Lyndee Fritz (Jim Hetlage-absent), Human Resource Manager Tangula Bell, Finance Director Michelle DePew, Court Administrator Christine Schwartz, Public Works Director Dan Gummersheimer and City Clerk Octavia Pittman.

AGENDA APPROVAL

The agenda was approved by acclamation.

PUBLIC HEARING

Public Hearing on the Conditional Use Permit and Site Development Plans for a T-Mobile Retail Store at 1201 Strassner Drive, within the Hanley Station Development

Zach Brown, Perspective Architecture + Design, on behalf of T-Mobile, has submitted a request for the Conditional Use Permit and Site Development Plan approval to lease the existing 3,966 square foot building for a new T-Mobile Commercial Retail Phone Store. Hours of operation will be 10 AM to 8PM, 7 Days a week. Modifications to the existing building include removing the awnings, the brick knee walls, and a portion of the patio on the south elevation that was previously used for outdoor dining for the restaurant. The two doors on the south side of the building are unnecessary for required ingress/egress and, therefore, they will be replaced with glazing to match the existing construction. The existing awning on the north side of the building will also be removed and replaced with an 8" thick black metal awning tied back to the structure.

Presented by Whitney Kelly as Zach Brown was absent.

Mayor Dimmitt closed the public hearing at 6:30pm.

Public Hearing on the Amendment to the Hanley Station Development Comprehensive Sign Plan for the T-Mobile Retail Store at 1201 Strassner Drive

Steve Behrens, of Warren Sign Company, on behalf of T-Mobile, submitted for an amendment to the Comprehensive Sign Plan. The proposal would allow for larger tenant wall signs on all four sides of the building, and branded window signs.

Director Kelly explained Section 410.135 Comprehensive Sign Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Sign Plan subject to the recommendation of the Planning and Zoning Commission and approval of the Board of Aldermen. The property originally received approval for a Comprehensive Sign Plan with Ordinance No. 4051 approved on January 4, 2007. For retail uses, the Comprehensive Sign Plan specifies that a sign is permitted on the front and rear of the building, and that sign cabinets or fascias are not permitted. The Plan specifies individual illuminated channel letters covering no more than 7.5% of the wall area on which the sign area is located. Further, letters are to be a minimum of 18" to a maximum of 24". The signs indicated in the application show that the proposed signs will have a box panel that, in effect, makes these signs a cabinet or fascia. The Planning and Zoning Commission recommended approval at the December 10th meeting by a unanimous vote.

Mayor Dimmitt closed the public hearing at 6:05pm.

Public Hearing on the Conditional Use Permit and Site Development Plan for Jet's Pizza Carry-out and Delivery at 8824 Manchester Road, within the Schnucks Brentwood Plaza Shopping Center.

Terri Lewis Stevens, LS Architecture PLLC, on behalf of Robert Heatherly, Jet's Pizza STL, submitted an application for a conditional use permit for a 1,715 square foot, carry-out and delivery, Jet's Pizza location within the tenant space addressed as 8824 Manchester Road, within the Schnucks Shopping Center.

Director Kelly explained the property was originally developed in 1986 and includes the 51,800 square foot Schnucks Grocery Store and 6 additional tenant spaces and may have pre-existing non-conformities on the site. The existing site coverage is 93%. The property is zoned GC-General Commercial. Section 400.1370(C)(2)(f) includes Restaurants and (g) includes drive-in or carry-out sales of foods or of other goods or services, including freestanding drive-in banking facilities, as a conditional use for properties over ½ acre that requires review at the Planning and Zoning Commission and approval at the Board of Aldermen. The Planning and Zoning Commission recommended approval at the December 10, 2025 meeting by unanimous vote.

Mayor Dimmitt closed the public hearing at 6:07pm.

CITIZEN COMMENTS

None

MAYOR AND ALDERMEN REPORTS

Mayor Dimmitt had no report.

Alderman Plufka reported the December Public Safety Committee has been rescheduled to January 7th at 5:30pm.

Alderman Parker Tice reported the 1/11 Ward 1 meeting at the Community Center and the 1/21 Ways & Means meeting.

Alderman Goad reported the 2/11 Ward 2 meeting at the Community Center.

Alderman Sims, absent.

Alderman Lochmoeller reported the upcoming Public Works Committee meeting on 1/6 at 6pm.

Alderman Gould reported the Ward 3 meeting on 1/27 at :30pm at the Community Center.

Alderman Erger, absent.

Alderman Harter reported Brentwood Forests meetings on the last Tuesday of each month, 6pm at the Club House.

CITY ADMINISTRATOR REPORT

City Administrator Akande had no report.

CONSENT AGENDA

Standing Committee Reports

None

Warrant Lists

2025 Operating Budget Expenditures - \$188,192.34

2026 Operating Budget Expenditures - \$25,970.07

Revised 2019 Certificates of Participation Proceeds (COP) - \$1,640.00

Overall Total - \$221,802.41

Approval of Meeting Minutes

Regular Meeting December 15, 2025

A motion was made by Alderman Plufka and seconded by Alderman Gould to approve the consent agenda. **ROLL CALL:** Alderman Plufka – aye; Alderman Tice – aye; Alderman Goad – aye; Alderman Sims – absent; Alderman Lochmoeller – aye; Alderman Gould – aye; Alderman Harter – aye; Alderman Erger – absent; **MOTION PASSED.**

OLD BUSINESS

None

NEW BUSINESS

Bill No. 6582 - An Ordinance Approving The Site Development Plan And Authorizing The Issuance Of A New Conditional Use Permit For T-Mobile To Operate A Retail Store At 1201 Strassner Drive, Within The Hanley Station Development Center In The UD-Urban Development District - 1st & 2nd Reading

Attorney Fritz provided the title only reading of Bill No. 6582. Questions were raised regarding parking it and it was noted that there are 4 designated spots on the site lot, the remainder of parking would be within the garage; there were no comments received from the neighbors. No action was taken for the 2nd reading.

Bill No. 6583 - An Ordinance Approving An Amendment To Ordinance No. 4051 That Authorized A Comprehensive Sign Plan For The Hanley Station Development - 1st & 2nd Reading

Attorney Fritz provided the title only reading of Bill No. 6583. Questions were raised regarding the window covering and logo and the need for consistency was noted. No action was taken for the 2nd reading.

Bill No. 6584 - An Ordinance Approving A Revised Public Works Mutual Aid Agreement - 1st & 2nd Reading

Attorney Fritz provided the title only reading of Bill No. 6584. A motion was made by Alderman Lochmoeller and seconded by Alderwoman Tice for a 2nd reading of Bill No. 6584. Attorney Fritz read Bill No. 6584 by title only. Motion was made by Alderman Lochmoeller and seconded by Alderwoman Tice to perfect Bill NO. 6584 into ordinance form. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – aye; Alderman Lochmoeller – aye; Alderwoman Sims – absent; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION PASSED. (Now Becomes Ordinance #5208)**

Bill No. 6585 - An Ordinance Approving The Site Development Plan And Authorizing The Issuance Of A New Conditional Use Permit For Jet's Pizza To Operate A Restaurant With Carry-Out And Delivery At 8828 Manchester Road, Within The Schnucks Shopping Center Manchester Road In The GC-General Commercial District - 1st & 2nd Reading

Attorney Fritz provided the title only reading of Bill No. 6585. A motion was made by Alderman Plufka and seconded by Alderwoman Harter for a 2nd reading of Bill No. 6585. Attorney Fritz read Bill No. 6585 by title only. Motion was made by Alderman Gould and seconded by Alderwoman Tice to perfect Bill NO. 6585 into ordinance form. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – aye; Alderman Lochmoeller – aye; Alderwoman Sims – absent; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION PASSED. (Now Becomes Ordinance #5209)**

Bill No. 6586 - An Ordinance Amending Ordinance No. 5171 To Amend The Landscape Plan For The Brentwood Public Library At 2201 S Brentwood Boulevard. - 1st & 2nd Reading

Attorney Fritz provided the title only reading of Bill No. 6586. A motion was made by Alderwoman Tice and seconded by Alderwoman Harter for a 2nd reading of Bill No. 6586. Attorney Fritz read Bill No. 6586 by title only. Motion was made by Alderwoman Tice and seconded by Alderman Lochmoeller to perfect Bill NO. 6586 into ordinance form. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – aye; Alderman Lochmoeller – aye; Alderwoman Sims – absent; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION PASSED. (Now Becomes Ordinance #5210)**

CITIZEN COMMENTS

None

CLOSED MEETING

RSMO 610.021 (12)

A motion was made by Alderman Gould and seconded by Alderman Lochmoeller to enter into closed session at 6:32 p.m. to discuss contractual negotiations pursuant to RSMo 610.021(12) and to adjourn therefrom. **ROLL CALL:** Alderman Plufka – aye; Alderwoman Tice – aye; Alderwoman Goad – aye; Alderman Lochmoeller – aye; Alderwoman Sims – absent; Alderman Gould – aye; Alderwoman Harter – aye; Alderman Erger – absent; **MOTION CARRIED.**

ADJOURNMENT

Having no further business, the closed meeting adjourned at 6:47pm.