

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

BRENTWOOD CITY HALL VIRTUAL MEETING

**DATE March 10, 2021
6:00 PM**

Chairman Shipley called the meeting to order at 6:00 PM.

Roll Call: Sheri Bilderback, Mark Favazza, Rebecca Jacobs, Jeff Moore, Paul Moran, Hart Nelson, Lisa Schuering, and Tom Shipley.

APPROVAL OF MINUTES

Meeting minutes for February 10th were tabled until April 14th meeting.

OLD BUSINESS

Plaque presentation to Michael K. Daming, recognition of 14 years of service to the City of Brentwood Planning and Zoning Commission from 2007 – 2021.

NEW BUSINESS

Case #21-02– Site Development Plan Review for property at 2827 S. Brentwood Blvd. (Frederic Roofing)

Bob Frederic the petitioner was present for Frederic Roofing. Mr. Frederic is relocating to 2827 S Brentwood Blvd after being displaced at 8000 Manchester for the Deer Creek flood mitigation project.

Eric Fischer was the presenter, from Stock and Associates Consulting Engineer, Inc. He provided the details of proposed site plan improvements at 2827 S. Brentwood Blvd. The site is zoned GC, and it is approximately 1.55 acres; the existing 23,480 square foot building will remain unchanged. However, they are proposing to put in a drive-in door on the west side of the building. They are adding approximately 3,000 square foot of new imperviousness pavement to allow for daily operations and accessing the drive-in door. All disturbed area and the new proposed impervious area will be treated with a bioretention water quality unit. They are also, utilizing all 38 existing parking spaces on site. They are going to remove one space on the western end of the property to abide by the 12-foot landscape buffer. He explained that they have revised their plans to satisfy most recommendations, except for an internal landscape island in the middle of the western parking area. He expressed, this could possibly interfere with the day-to-day operations in this area; so, they proposed to add a tree just to the north of the new pavement. Along with connecting the parking area to Collier Ave. they are proposing to add a six-foot sight proof fence to isolate the area for the day-to-day operations of the facility.

Andrew Franke from Planning Design Studio felt adding the tree just north of the new pavement is acceptable. He provided the preliminary review they prepared for this site and

many of the comments were taken. The required 12' wide landscape buffer has been added. He pointed out a Crabapple Tree (No. 20) blocks the required intersection sight triangle and the petitioner agreed to remove the tree.

Chairman Shipley asked if there was anything new as far as the fence type and/or if any other options had been discussed?

Mr. Frederic replied that a fence with mesh that hides the inside interior is what they are thinking of or wood because on the north side of the property there is a wood fence that is currently on the Schnuck's property so it would blend in with that.

Chairman Shipley called upon the commissioners for questions or comments.

Mr. Moran added if there is any question about the fence; then blending in with what is already present would be absolutely the right way to go.

Mr. Favazza, had a question regarding the new drive-in door; to access them would they have to drive over the parking spots?

Mr. Fischer explained that these parking spots are for the trucks. They are there for the off-peak hours before going off to the site. Therefore, if anything needs to be accessed with the drive-in door, the trucks would either be gone, or they would be moved so that access could be achieved.

Chairman Shipley asked if there any neighbors listening or watching that had a question or wanted to make a comment; however, there were none.

Ms. Koerkenmeier wanted to clarify the recommendations that were in the staff report; everything could be removed now as a condition except to use a wood fence and to include that all HVAC compressors shall continue to be required to be located along the north wall of the building and surrounded with a fence or adequate screen to reduce noise pollution.

This was a condition of approval when Bommarito Wines was there and was included in one of the ordinances. This and the fence is what staff would recommend be forwarded to the Board of Aldermen for consideration.

Ms. Bilderback made a motion to approve this application with the conditions outlined by the Planning and Zoning Administrator along with the provision of the wood fence seconded by Mr. Nelson.

Roll Call: 7 – ayes, 0- nay, Bilderback- yes, Favazza– yes, Jacobs – yes, Moore- yes, Moran- yes, Nelson- yes, Schuering – yes.

Motion passed.

ALDERMANIC REPORT

None

CITY PLANNER'S REPORT

None

MARCH 31ST MEETING SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS

None

RATIONALE FOR THE BOARD OF ALDERMEN

None

OTHER BUSINESS

None

ADJOURNMENT

Motion to adjourn by Ms. Bilderback seconded by Mr. Nelson all in favor; stand adjourned 6:22 p.m.