

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

**Brentwood City Hall**

**Date: March 13, 2019  
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, Hart Nelson, John Ritter, Lisa Schuering and Tom Shipley.

**APPROVAL OF MINUTES**

Meeting Minutes for January 9<sup>th</sup> and February 13<sup>th</sup> were approved by acclamation.

**OLD BUSINESS**

**Case #19-06** – Site Plan Review for a new 3-story office building at 200 Hanley Industrial Court

The petitioner, Impact Real Properties, LLC has requested this be tabled until April 10<sup>th</sup> meeting. Motion to table the petition to April 10<sup>th</sup> approved by acclamation.

**Motion passed.**

**Case #19-07** – Amendment to the Conditional Use Permit for Brentwood Square to permit a second restaurant for property at 1507 S. Brentwood Blvd.

Evan Barnett spoke on the improvements to identify crosswalks and right-of-way from CIBC building to Brentwood Square development. The property owners agree to work with the City and St. Louis County if needed to better identify and mark the ADA route. It was recommended the crosswalks between the accessible ramps be re-stripped and work with Public Works Department for a couple of street signs to mark a safer crossings for pedestrians.

There also was the update about the signage for the First Watch restaurant; Springfield Sign Company stated there will be a decrease to the wall signage from the original request due to the size of the building. There will be three signs in total; a wall sign with restaurant name, a wall sign with corporate logo and a sign panel on the pylon sign.

Mr. Shipley made a motion to recommend approval to the application for Conditional Use Permit and site plan approval for a second restaurant for property located at 1507 S. Brentwood Blvd. with conditions as recommended by staff, seconded by Mr. Nelson.

**Roll Call:** 8- ayes, 0 - nay, Favazza -yes, Jacobs – yes, Moore -yes, Moran – yes, Nelson - yes Ritter – yes, Schuering – yes, Shipley – yes.

**Motion passed.**

**Case #19-08** – Amendment to the Conditional Use Permit and Site Plan Review for a 7-story hotel for property at 1695 S. Hanley Road.

The petitioner, Kevin Chapman representing Equis Hospitality stated the hotel project previously received approval by the Board, but as construction plans were developing it became necessary to eliminate the parking garage. The proposal is very similar to the original proposal but would rely on surface parking instead of a parking structure. The number of rooms, the footprint of the building and the appearance of the site have generally stayed the same. Applicant elected to remove parking garage due to review and revised parking study. CBB recommends is satisfied with the parking configuration as proposed by the applicant. City staff recommended 101 standard parking spaces instead of a minimum of 115 parking stalls; the commission is comfortable with the variances in the conditions of approval for the interior trees that would have been required along the north edge of the site Mr. Chapman in agreement with revision.

Mr. Nelson made a motion and Mr. Moore second to recommend approval to the Board of Aldermen the application for site plan approval for property located at 1695 S. Hanley Road as depicted in the site plan and the City of Brentwood revised recommendations.

**Roll Call:** 8- yes, 0- nay, Favazza -yes, Jacobs – yes, Moore -yes, Moran – yes, Nelson - yes Ritter – yes, Schuering – yes, Shipley – yes.

**New Business**

**Case #19-09** – Site Plan Review for Comprehensive Sign Plan for Magna Place (CIBC Place), 1401 S. Brentwood Blvd.

The petitioner is requesting to add two additional wall signs for future tenants along with the larger CIBP Place sign which recently replaced the Magna Place sign. The petitioner’s application indicates the former Magna Place sign had a total sign area of 594 square feet and was replaced by the new CIPC Place sign which has a total sign area of 531 square feet. The application also notes the former signs for The Private Bank and University of Phoenix were 108 square feet and 200 square feet respectively. The previous wall signage included three (3) individual wall signs and the total previous sign area was 902 square feet. The petitioner is requesting a total of three (3) individual wall signs consisting of the new CIBC Place sign (531 square feet) and two future tenant signs each a maximum of 250 square feet in area for a total maximum sign area potentially of 1,031 square feet.

For a multi-floor building with multiple tenants, the sign code allows only one building identity sign with a maximum are of eighty (80) square feet for each commercial street frontage. Maximum sign area per tenant is restricted to eighty (80) square feet. In addition, each grade level tenant having a public entry from the commercial street is allowed one wall sign.

Kristine Mudd from Warren Sign company spoke on the design, elevation, and size of proposed signage and whatever future tenants they may have without going out of the scope of regulations on height and width. CIBC building owner and management don't want to limit height specifics however they perceive no large logo's or vertical signage. Therefore, keeping the sign area allowance to a maximum of 250 square feet within the box. They also state the lettering will be white and tenant may color in their logo.

Mr. Nelson made a motion to allow and second by Mr. Shipley incorporating the conditions as discussed at 1401 S. Brentwood Blvd.

**Roll Call:** 8- yes, 0 - nay, Favazza -yes, Jacobs – yes, Moore -yes, Moran – yes, Nelson - yes Ritter – yes, Schuering – yes, Shipley – yes.

**ALDERMANIC REPORT**

None

**CITY PLANNER'S REPORT**

None

**SITE PLAN REVIEW SUBCOMMITTEE APPOINTMENTS**

No Site Plan Subcommittee meeting is needed

**RATIONALE FOR THE BOARD OF ALDERMEN**

None

**OTHER BUSINESS**

Commissioners reminded to complete the Disclosure Reports for 2018 reporting period.

**ADJOURNMENT**

Motion to adjourn all in favor; stand adjourned **7:39pm.**