



PLANNING AND ZONING COMMISSION

Wednesday, April 12, 2023

6:30 PM

CALL TO ORDER

Chair Nelson called the meeting to order at 6:30 PM.

ROLL CALL

Jeff Hunt

Mark Favazza

John Ritter

Matt Forman

Carl Karlen

John Nuerenberg

Hart Nelson

Lisa Schuering arrived at 6:32pm.

AGENDA APPROVAL

The agenda was approved by acclimation.

APPROVAL OF THE MINUTES

The March 8, 2023 Planning and Zoning Commission meeting minutes were approved by acclimation.

CITIZEN COMMENTS

None

OLD BUSINESS

P&Z #23-003: Conditional Use Permit for alloy personal training facility at 2533 S. Brentwood Blvd within the tenant space addressed as 2537 S. Brentwood Blvd

Ms. Kelly provided an update.

Mr. Nelson asked if there was a representative present.

There was not.

Mr. Nuerenberg made a motion to approve. Mr. Favazza seconded. A roll call vote was taken. None in favor.

P&Z #23-005: Text Amendment for revisions to Section 400.1880 - dark sky initiative- lighting code

Ms. Kelly gave an update. She said the color was not a concern to the Police Department. Ms. Kelly said that Ameren had a concern about being Kelvin compliant. The replacement cost would fall to the city along with additional charges. She said that cost would occur as lights needed replacement. She said Ameren was requesting 3000 Kelvin.

Ms. Williams, Ameren Representative, said the change from 4000-2000k is a color change and not a temperature change. She said the 2700 recommendation falls close to the 3000K mark. She said the 2700K light would require different light poles adding to the cost.

Mr. Karlen asked if the current poles could be fitted to 3000K.

Ms. Williams said the existing poles could take 3000K.

Mr. Karlen said he was fine with the 3000K.

Mr. Hunt asked about the expected life of the light poles.

Ms. Kelly said that this ordinance would primarily be for commercial property. She said the recommendation to keep the changes to commercial could be made.

Mr. Forman asked if the lumen output would remain the same with the change.

Ms. Williams said the lumen output would stay the same. She said 3000k is more efficient than the current 4000k. She said they try to keep their standards the same in Missouri and Illinois. She said with the reduction to 2700k there would be a reduction in efficiency by about 8-10%.

Mr. Hunt said some of the language was confusing.

Ms. Kelly said if the bulb could be changed it could remain unless the fixture needed replacement. Then the entire fixture would need to be replaced.

Mr. Karlen made a motion to approve as written with the recommendations of the commission:

The ordinance recommendation for 2700k be changed to 3000k to be standard with Ameren.

The ordinance residential properties.

To clarify the language indicating if the bulb could be changed it could remain unless the fixture needed replacement. Then the entire fixture would need to be replaced.

Ms. Schuering seconded. A roll call vote was taken. All in favor

NEW BUSINESS

A. P&Z #23-002: a Text Amendment to section 400.1320(c) and section 400.1330(c) to allow for adult day care centers for the elderly and persons with disabilities that offer daytime programming for adults with development disabilities and respite for families who have a person with disabilities living at home, in conjunction with or without a group home, as a conditional use on lots of not less than one-half (1/2) acre, for the A and B single-family residential districts.

Ms. Paula Kilcoyne, representative for La'Arche, said they purchased the Family Forward facility in 2021. She said La'Arche would like to use it for daytime activities. She said they also purchased the home on the property. She said they would like that to become the home. She said they would rebuild the home to face Litzsinger and fit in with the residential homes.

Dr. Leadbrook, board member, spoke about the boards roles and how they advocate for those with developmental needs to provide them the best care in a place that is well equipped for their care.

Ms. Kelly said in 1985 the property received a Conditional Use Permit. She spoke to the allowed uses of the district. She said with the purchase of the property the intended uses have changed which prompts their appearance before the Commission. She said staff recommendations are based on other recommendations in the code.

Mr. Hunt asked if they would be allowed on less than an acre.

Ms. Kelly said the lots would need to be an acre.

Ms. Kara Karraker said she lives on the lot behind the facility. She asked if it would be adults or children.

Ms. Kelly said it would be for adults.

Ms. Karraker said she has concerns but she did not think that this was the area for it.

Ms. Nancy Tice said she was in support of this request. She said it is needed in the community as well as for people in the community. She said she had a sister-in-law who lived in a similar facility until she passed away. She said this was a place where her sister-in-law could go and have purpose during the day. She said this would be a great addition to Brentwood.

Chair Nelson said Group homes are allowed under federal law and this request was for adult daycare.

Ms. Kilcoyne said the persons in care would walk to the day program with caregivers. She said other persons would be brought to the facility. She said 10 a day would be a lot.

Chair Nelson asked who provided the Licensing.

Ms. Kilcoyne said it was the Department. of Mental Health.

Ms. Kelly explained that another Group Home could move into Brentwood as long as they are 500ft away from the current Group Home.

Mr. Nuernberger made a motion to approve. Mr. Favazza seconded. All in favor.

B. P&Z: #23-007: Application for a Site Development Plan approval for a 3,920 square foot building addition at 350 Hanley Industrial Court

Mr. Ritter made a motion to continue to the May 10, 2023 meeting, Mr. Hunt seconded. All in favor.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Review of the RFQ for Architectural Design Guidelines

Ms. Kelly asked the commission to provide comments by April 19th.

Ms. Kelly said she has asked for a traffic engineer to take a look at revising the existing parking standards with a text amendment.

ADJOURNMENT

Mr. Nuernberg made a motion to adjourn. All in favor. The meeting adjourned at 7:42PM.