



FINAL MINUTES
Planning and Zoning Commission Meeting
Wednesday, May 11, 2022
7:00 pm

CALL TO ORDER

Mr. Nelson, Chair, called the meeting to order at 7:01 pm.

ROLL CALL

Present:

Mark Favazza

Matt Forman

Carl Karlen

Paul Moran

Jeff Moore

Lisa Schuering

Jeff Hunt

Hart Nelson

Absent:

Leslie Nichols

John Nuernberger

Sheri Bilderback

John Ritter

Tricia Graves

AGENDA APPROVAL

The agenda was approved by acclamation.

APPROVAL OF THE MINUTES

Mr. Nelson asked that a spelling typo be corrected and the minutes from the April 13, 2022 meeting were approved by acclamation.

CITIZEN COMMENTS

None

OLD BUSINESS

A. #22-007: Rezone the property at 200 Hanley Industrial Court from the PD-Planned Development Overlay District to the UD-Urban Development District and site development plan and conditional use permit application for a new 273,659 square foot elevator apartment facility and 26,604 square foot Planet Fitness facility

Mr. Mike Doster, on behalf of the applicant, said they were requesting 3 items, a rezoning, a CUP and approval of the Site Development Plan.

Mr. Josh Barcus, Project Engineer with Stock and Associates, spoke regarding the parking. He spoke regarding the sidewalk. He said the tie wall that is owned by ATT. He said the only modification is the site triangle. He showed the landscape plan.

Ms. Kelly said the second review found the landscaping and parking to be sufficient. She spoke about the fire access lane that will be used only for fire access. She spoke about adding a condition to repair the road if any damage occurs during construction as it is a private road.

Mr. Brian Rensing, traffic engineer with CBB, said there was a little concern about congestion or parking.

Mr. Moore asked about the fire safety lane and how that worked with the landscaping.

Ms. Kelly explained that the issue was the 5 feet required by the zoning code. She said a condition could be added to shift the building a foot.

Mr. Jeff Mugg said they would prefer to not shift the building.

There was some discussion regarding how shifting the building would affect the site.

Mr. Nelson asked if the request made by Musick for car wash coupons was a common request.

Ms. Kelly and Mr. O'Keefe said it was extraordinary.

Ms. Akande, City Administrator, added via Zoom, that is has not been the City's practice.

Mr. Barcus said they do have practices in place to keep the site tidy and will follow St. Louis County Design Criteria Manual and the Sediment and Erosion Control Manual.

Mr. Moran made a motion to approve. Mr. Favazza seconded. Mr. Nelson abstained from the vote. All in favor.

Ms. Kelly said this item would go before the Board of Alderman Monday, May 16th.

NEW BUSINESS

#22-006: Conditional Use Permit and Site Development for the Renovation and a 3,224 Square Foot Addition for the Animal Protective Association of Missouri (APA) facility at 1705 S. Hanley Road.

Ms. Tracy Pupillo, attorney, introduced herself and the APA team.

Ms. Sarah Javier, CEO of APA, gave a background on the APA and the services the APA provides. She said the requested updates will allow them to improve their services, update the technology, and improve care for the animals.

Ms. Amy Scheer, project architect with Keely Construction, said they have redesigned the site to improve the site and parking. She said the landscape plan will remain largely the same. She showed the elevations. She said the addition roof is slightly lower than the current roof. She showed the facades. She went over the materials and showed them on a design board. She showed the views of the elevations. She spoke regarding noise. She said they were proposing to rebuild the roof and walls to be in a better place for soundproofing.

Ms. Pupillo went over the APA's request and the use. She said there would not be a negative impact and the improvements would not increase traffic or parking. She added that the APA has a positive impact on the neighborhood. And would not overtax public utilities. She requested the hours remain the same as they are currently.

Ms. Kelly briefly went over the request. She said the fire department requested the drive aisle be widened to accommodate fire access. The applicant is requesting 30% of their parking be for compact cars to allow for the widening. She spoke about the building materials. She said staff did not have an issue with the usage of materials.

Ms. Kelly said Mr. Andrew Franke was available if the commission had any questions.

Mr. Forman asked if the concrete block would be painted.

Ms. Scheer said it would be painted.

Mr. Forman asked if there was an exterior windowed area where the dogs would be walked.

Ms. Scheer responded there was one opening in the rear on the west elevation.

Mr. Franke said they complied with everything.

Ms. Schuering made a motion to recommend approval with the addition to allow the hours to remain the same. Mr. Moran seconded. Mr. Nelson abstained from the vote. All in favor.

B. #22-008: Site Development Plan for Quattro Development to remodel the existing bank building to a Veterinary Hospital at the property addressed as 2101 S. Brentwood Boulevard

Mr. Brett Dahlman, with Quattro Development, spoke to the request and showed the site plan. He said the drive through area would be enclosed. And the remainder of the area would be a grassy area. Available parking would be at 26 spots. He went over the landscape plan. He said

additional landscaping would be added in the former drive through. He said new brick would match the existing brick.

Ms. Jennifer Hanlon said she is excited to bring "VEG" (Veterinarian Emergency Group) to Brentwood. She said they are an emergency pet care service only. She said their facility allows the owner to stay with their pet every step of the way. She said they work with the general practices in the area. She said they do not do routine care. She said pets do not stay overnight unless they are in the hospital. She said they take noise precautions in consideration of their neighbors. She said 90% of their clients are cats & dogs.

Ms. Kelly spoke to the request and the size of the site. She said this use would be allowed due to the size of the property. She said they are decreasing the site coverage from 76-64%. She said they are adding evergreens to break up the space blank wall of the new enclosure area. Ms. Kelly spoke to the comments regarding an ADA path. She said due to complexity of adding an ADA pathway to the existing public sidewalk to the front door, it would require the removal of trees and existing shrubs that would make it non-compliant with the Street Tree requirement, and as they are using the site largely as is. However, if the Board wishes to require the ADA pathway a motion to include is needed.

Mr. Nelson asked about the usage specifically at night.

Ms. Hanlon said the bulk of their business is from 6pm-8am. She said it was typically 8 patients. She said it is fairly quiet from 11pm and they see 5-10 patients during the day.

Mr. Moore asked about the fence-line to the south.

Mr. Dalman said it would remain.

Mr. Moore asked if turf would go to the fence.

Mr. Karlen asked what the use would be for the portion under the existing roof.

Mr. Dahlman said it would be for storage.

Mr. Karlen said he would like to see some detailing from the original building added into the extension.

Mr. Moran asked about signage.

Mr. Nelson said a sign plan had not been submitted so the signage would need to meet current sign code requirements.

Ms. Kelly pointed out a clarification regarding a correction in the code.

Mr. Moran made a motion to approve with the added condition that the detail from the original building be carried over to the extension. Mr. Favazza seconded. All in favor.

Ms. Kelly said the item would go before the Board of Alderman BOA May 16th.

C. #22-009: Conditional Use Permit for Scissors and Scotch, a Men's Hair Salon and Bar located within the Brentwood Pointe Shopping Center, at the tenant address of 8432 Eager Road
Mr. Phil Doherty, architect at Slaughterty, he said it is a tenant improvement project. He said it is a high-end salon for men. He said there would be a liquor license. He said this would be solely an interior enterprise.

Ms. Kelly said there are no changes to the site. She said it does require a liquor license and because it is a bar, also requires a CUP. She said they did not see parking being an issue.

Mr. Nelson asked about the hours and the number of patrons.

Mr. Doherty gave a breakdown regarding the 12 styling chairs. 5 shampoo stations and the 12 seats at the bar.

Mr. Favazza made a motion to approve, Mr. Moran seconded. Mr. Nelson abstained from the vote. All in favor.

This item will require a public hearing and will go before the Board of Alderman May 16th.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said no applications had been received for the June meeting. She said an application was expected for July.

She asked the commission to complete the MEC filing.

ADJOURNMENT

The meeting at adjourned at 8:30pm.