



PLANNING & ZONING COMMISSION
July 13, 2022
7:00PM

CALL TO ORDER

Chair Hart Nelson called the meeting to order at 7:00 PM.

ROLL CALL

Chair Hart Nelson- Present
Vice-Chair Mark Favazza- Present
Sheri Bilderback- Present
Leslie Nichols- Present via Zoom
Jeff Moore- Present
Lisa Schuering- Present
Matt Forman- Present
Jeff Hunt- Present
Tricia Graves- Present
Hart Nelson- Present
John Ritter- Absent
Paul Moran- Absent
John Nuernberger- Absent
Carl Karlen- Absent

AGENDA APPROVAL

Mr. Hart made a motion to amend the agenda and add elections to the first order of business. Ms. Bilderback seconded. All in favor. Ms. Bilderback made a motion to approve the agenda. Mr. Favazza seconded. All in favor.
Ms. Leslie Nichols joined the meeting at 7:03pm.

APPROVAL OF THE MINUTES

The Draft Minutes from the May 11, 2022 meeting were approved by acclamation.

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. P&Z #22-010: Kitchen Conservatory Amendment to the Conditional Use Permit at 9001 Manchester Road

Mr. Chiodini said their client wanted a more contemporary design that allowed the kitchen to be viewed from the inside and out and to be seen more as a school than a retail space. The kitchen space would be glass and the remaining portion of the building concrete blocks. He said the building is not in the Manchester Corridor so it does not need to meet those requirements. He said the material is not a concrete block. He said there is no continuity of architecture along the street.

Mr. Chiodini told the Commission this project was 6 years in the making. He showed a rendering of the building with a 360-degree view.

Mr. Nelson asked about the screening on the roof.

Mr. Chiodini said they are screened.

Ms. Kelly gave a brief history regarding the application. She said changes in the elevation is why they were before the Commission. She went over the material requirements for the GC district. She said staff recommended all the rooftop equipment be screened together. Ms. Kelly said that although the project did not fall in the Manchester Corridor, she said the guidelines and standard were considered for continuity and uniformity. She said there is a list of acceptable materials, concrete blocks and concrete masonry materials are generally considered as unacceptable. She said the sample provided by the applicant was very similar to a concrete block and should be discussed by the commission. She said the wall and monument signs does not meet the current requirement of the code. She said otherwise they would need to do a comprehensive sign plan at a later date

Ms. Kelly addressed the landscaping and concerns from the adjacent property owner. She said the reduction of the island could be approved at staff level.

Mr. Nelson said he was looking at the prior approved project and the current proposal. He asked if the elevation had changed without the screen.

Mr. Chiodini said it was the same without the screen. He said he did not think the equipment would be visible by neighbors to the rear due to the height of the equipment and the foliage.

Mr. Moore asked about the density of trees.

Ms. Kelly said the prior approval included a condition to match the approved plan in 2019. She said that approval would carry forward, with the exception of the tree in the island. That tree should be moved to the buffer area.

Ms. Bilderback said she had been on the commission for quite some time. She said much time and effort had been put into making sure projects coming into Brentwood were attractive and consistent with their materials. She said many developers were denied the use of concrete blocks or CMU's. She said she understands the desire to reduce costs. She said quality and appearance matter to Brentwood. She said it would set a precedent. She suggested a site plan review for the commission to seriously consider what they want Brentwood to look like moving forward. She said the materials could oppose the look that Brentwood is aiming for. She also asked about the line of sight to review the screening of the roof-top equipment.

Mr. Chiodini said the material was premium compared to brick. He said it is not a concrete block.

Ms. Bilderback said it was listed on the product itself as a CMU.

Mr. Tanner Smith, architect, said it was a CMU. He said a smooth faced CMU was not allowed according to the Manchester Corridor guidelines. He said it would be considered an architecturally allowed and decorated block. He said they did not think they would be setting a precedent as that material has already been allowed along the Manchester Corridor. He said the elevations that were approved in January. He said the changes were driven by the desires of the client. He said the price has gone up 24%.

Ms. Bilderback said inflation had something to do with the cost. She said the greater use of CMU's in the City of Brentwood warrants further discussion.

Mr. Forman said given the disconnect between the applicant and the commission he agreed that a further review was warranted. He said the intent of the applicant was to make the building look like a high-end stone building. He said the joints, mortar color, block sizing and spacing, alternate block sizing. He said he thought the color of the mortar was too warm and it should be more gray, and monolithic. He said the life cycle of this material could be better than EFIS. He said the quality depended on the workmanship.

He asked about the enclosures for the exhaust.

Mr. Chiodini said the exhaust would be coming up through the roof.

Mr. Forman asked whether the glass block area would be glass with low e coatings.

Mr. Chiodini said it would be.

Mr. Forman explained to the commission the purpose of the glass with low e coatings.

Mr. Smith went into further detail regarding the rooftop equipment.

Ms. Kelly said the suggestion was to move the screening outward to encompass all the equipment.

Mr. Chiodini said that would make the screen a very important part of the building.

Mr. Forman added it would add significant cost as well. He said he was sad to see the canopy over the front be eliminated. He said as the plan is now, he still thinks it needs further review to make sure it meets the standards of the city.

Mr. Chiodini expressed some concern that further delay in review could cause delays in demolition.

Mr. Nelson reminded the applicant that the changes brought before the commission were done by the applicant and the project had been approved two times previously over a six-year time span.

Mr. Matthew Gruehling said he lived behind the project and expressed some concern about site lighting, fencing, storm-water runoff and hours of operation.

Mr. Chiodini said his concerns had been addressed.

Ms. Kelly added the lighting was previously approved and was staying the same and would be pointed inward to the site. The storm-water was reviewed by MSD and would be directed to Manchester not neighboring residential properties.

Mr. Nelson added there would be curbing to keep water from coming onto his property.

Ms. Bilderback made a motion to move the item to the site plan sub-committee. Mr. Forman seconded.

Mr. Chiodini had some questions about the review.

Ms. Bilderback reminded the commission once the motion had been made there shouldn't be further discussion.

A roll call vote was taken. Mr. Moore voted no. All others in favor.

There was some discussion regarding what the applicant should bring to the site plan review:

- Larger scale elevations of south and east façade with better images of the detailing, color texture of block, defining the tuckpointing and joint style, and possibly variation enhancements of the units of the block to break up the typical blocks
- Other proposed materials.
- Screening of rooftop equipment and providing the line of sight.
- Provide prior approval materials and lighting

B. P&Z #22-011: Minor Subdivision of 3000 S. Brentwood Boulevard

Ms. Kelly said the city was purchasing 6 acres for the Brentwood Bound Wetland Restoration. She said before the commission was the subdivision of the lot.

Mr. Favazza made of motion to approve. Ms. Bilderback seconded. All in favor.

NOMINATIONS AND ELECTIONS

Ms. Bilderback nominated Mr. Nelson for Chair. All in favor.

Mr. Nelson nominated Mr. Favazza as Vice-Chair. All in favor.

Ms. Bilderback nominated Mr. Moran as Secretary. All in favor.

ALDERMANIC REPORT

None

DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

Ms. Kelly said there was a subdivision coming before the commission for review at the next meeting.

She said the Board of Alderman had given approval to the APA, the 200 Hanley Ind. Ct and 241 Hanley Ind. Ct projects. She said the Hanley projects were asking for incentives from the city.

Greenstreet has submitted the final submittal for review on July 19th. Ms. Kelly encouraged commissioners to attend.

ADJOURNMENT

The meeting closed at 8:19PM.