

# CITY OF FLORISSANT



## Planning and Zoning Commission Unofficial Planning & Zoning Minutes

January 17, 2017

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# CITY OF FLORISSANT



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## Planning and Zoning Commission

### Unofficial Planning & Zoning Minutes

January 17, 2017

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Tuesday, January 17, 2017 at 7:00 p.m. with Chairman Paul Stock presiding.

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#### Roll Call

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On Roll Call the following members were present: Richard Weller, John Luttrell, Paul Stock, John Martine, Lee Baranowski and Steve Olds. Allen Minks was excused. Also present was Phil Lum Building Commissioner and Anita Moore, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

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#### Approval of Minutes

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Chairman Stock moved to approve the Meeting Minutes of 1/3/2017, seconded by Luttrell. Motion carried and the minutes were approved.

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70 **Old Business**

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72 **Item 1 First Collinsville Bank**  
73 **PZ010317-2 14040 New Halls Ferry Rd.**

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75 **Approved – Ward 9**

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77 **Request review of compliance with minimum standards of a bank**  
78 **that is a permitted use in a B-3 Zoning District.**

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Phil Lum, Building Commissioner, reminded the Commission that in a B-3 Zoning District, a bank is considered a “Permitted Use.” Neither the remodel nor the use requires a public hearing or Special Use Permit. Since the site is to be redeveloped, the plans require approval by the Commission. The Planning and Zoning Commission may make reasonable additional requirements as they deem necessary to utilities, drainage, landscaping, lighting, signs and advertising devices, screening, access ways, curb cuts, traffic control, height of buildings and setbacks of buildings to protect adjoining residentially zoned lots or residential uses.

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Mr. Lum noted that the existing canopy is to be removed and a new drive-through canopy is proposed. Eight parking spaces are required and the petitioner is requesting 20. The existing structure is built half over the rear setback line of 35 feet and therefore is legal non-conforming, if extended. The petitioner proposes a slight reduction in size by trimming off the northwest corner of the structure to allow access by vehicles through the drive-through. All mechanical equipment on the roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building. A six foot vinyl fence is required along the east property line, but Planning & Zoning can approve an alternative material.

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The existing building is painted brick and is proposed to be painted. If a new color, the color approval *only* will go on to Council for their approval with the recommendation for color of paint by the Planning & Zoning Commission. If painted the same color as the existing building, Public Works will approve its color. A new stone wainscot at the base of the building is proposed. This must consist of a natural cut stone, minimum 1” thick. There is an EIFS canopy, cornice, parapet and trim proposed. These items need not be constructed of masonry if they are deemed not to be “wall” as stated in Section 500.040. Signage shall be

105 submitted separately and will comply with the sign code. A landscaping plan will be required to  
106 meet the minimum standards and will be approved by the building commissioner.

107 Mr. Keith Steiner, Aedis Architects, stated that the business was previously a florist and  
108 they would like to locate a bank at that site. They are requesting to remove the front canopy and  
109 front porch. They are also requesting approval to remove a section of the left side of the  
110 building in order to make room for the drive through. The bank will screen whatever  
111 mechanical equipment remains or is installed on the roof which will complement the design of  
112 the building. Since a bank does not generate any significant trash, they will be installing a  
113 small container on the side of the building with regular size bins. Much of their paperwork is  
114 shredded and picked up by an outside company.

115 In regards to landscaping, Chairman Stock would prefer that landscaping be decided  
116 upon by the Building Commissioner and the Public Works Department. However, he did state  
117 that he would prefer that no trees be located out by the street because of traffic sight  
118 obstructions.

119 Mr. Olds stated that the petitioner's plan exceeded the original parking spaces by 11  
120 spaces. Mr. Olds asked Mr. Steiner if the two isolated spaces on the right of their lot were  
121 needed. He suggested that more green space could be created if those two parking spots were  
122 removed and replaced with vegetation. Mr. Steiner explained that the bank will have 8-9  
123 employees. During shift change, more parking will be needed. At peak periods, the bank plans  
124 on having up to 9-11 walk-in customers. They feel that they need the extra parking.

125 Mr. Baranowski asked if the wood fence at the rear of the property would remain or  
126 would vinyl be required. Mr. Steiner stated they would like to keep the wood fence. Their  
127 banks have a reputation of being well maintained and they would be keeping the wood fence in  
128 good shape. Mr. Lum stated that the Public Works Department would monitor the maintenance  
129 of the wood fence. Mr. Baranowski stated that he felt removing one or two trees on the street  
130 would be fine. He added that the front trees should be waived at 50' on center.

131 Chairman Stock moved to approve the improvements for 14040 New Halls Ferry Road  
132 in the B-3 Extensive Business District, subject to the conditions set forth below with these  
133 conditions being part of the record.

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135 1. Landscaping shall be provided per Sec. 405.245. A landscape plan shall be  
136 submitted for approval of the Building Commissioner as follows:

- 137 a. Provide building plantings of 1 shrub for every 5 linear feet of building
- 138 perimeter=38 shrubs
- 139 b. Parking lot: Provide 2 landscaped islands totaling a minimum of 200 square feet
- 140 of landscaped area separating parking areas
- 141 c. Frontage trees: provide 3 frontage trees

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143 The motion was seconded by Olds. On Roll Call the Commission voted: Weller yes,

144 Luttrell yes, Stock yes, Martine yes, Baranowski yes, Minks absent and Olds yes. Motion

145 carried.

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147 **New Business**

148 **Item 2** **McAlister’s Deli**

149 **PZ011717-2** **2180 N Hwy 67**

150

151 **Recommended Approval – Ward 9**

152

153 **Request recommended approval to amend B-5 Ord No 6868 to allow**

154 **for a new sit-down, carry-out restaurant with signage.**

155

156 Mr. Lum, Building Commissioner, stated that the location for this request was for the

157 old Bob Evens restaurant on Lindbergh. The exterior modifications include a new patio dining

158 area and other exterior changes. The patio does not require a guard rail and is sufficiently

159 higher than grade, about 2’2”. Although no additional bollards for patio dining protection is

160 required, a railing was added for additional safety and containment. The patio indicates

161 seating for 48, trash screening with gates, interior layout and awning overhangs. An opening in

162 the railing is shown and connects to a concrete walk leading to the rear of the property. A

163 landscaping plan has been submitted.

164 The front elevation includes a tower 25 foot tall with new signage, green awnings, and

165 patio. The left elevation shows EIFS panels painted to match dark bronze metal on the rear of

166 the building. The gooseneck light fixtures are to be painted black.

167 McAlister’s main sign is deemed to be an open letter sign and is calculated to be 42 sf.

168 Wall signs are limited to 40 sf. except as permitted under a B-5 ordinance. There is an existing

169 post sign, with no indication of a change. Parking calculations indicate 68 required spaces and

170 71 are provided.

171 Chairman Stock explained to the petitioner, Mike Boescher, that brick was not allowed  
172 to be painted within the City. The only approved painting was the EIFS panel areas which were  
173 painted to match the dark bronze metal on the rear of the building and the gooseneck lighting.  
174 Mr. Stock asked if the neon striped LED lighting around the building would remain on 24  
175 hours. It was explained that timers could be set to comply with city ordinances.

176 Mr. Lum explained that if McAlister's wanted to use the existing approved pole sign by  
177 changing its face that would be acceptable if the size did not change. The one exception would  
178 be if they decided to convert it to a digital sign which would need approval.

179 Chairman Stock moved to recommend approval to amend a B-5 Ordinance No. 6868 to  
180 allow for a new sit-down, carryout restaurant at 2180 N Highway 67, McAlister's Deli, with the  
181 following amendments to Ord. No. 6868:

182 The drawing attachments for this development shall be:

- 183 a. C1-01 cover sheet, C2-01 site plan, C3-01 landscape plan, dated 12/9/16 by MB  
184 Engineering.
- 185 b. McAlister's Deli drawings: A1.0 Floor plan dated 12/29/16 and A2.0 Elevations,  
186 dated 1/4/17.
- 187 c. Sign package, marked revision 1, by Design Team Sign Co., LLC various dates.

188

189 All alterations to the exterior shall be implemented as indicated on the attached plans.

190

191 **7. FINAL SITE DEVELOPMENT PLAN**

192 A final site development plan shall be submitted to the Building Commissioner to  
193 review for compliance with the applicable "B-5" Planned Commercial Development  
194 ordinance prior to recording. Any variations from the ordinance approved by the City  
195 Council and/or the conceptual plans attached to such ordinance shall be processed in  
196 accordance with the procedure established in the Florissant Zoning Code.

197

198 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

199 Any changes to the approved plans attached hereto must be reviewed by the Building  
200 Commissioner. The Building Commissioner must make a determination as to the extent of the  
201 changes per the following procedure:

202

- 203 1. The property owner or designate representative shall submit in writing a request for an  
204 amendment to the approved plans. The building commissioner shall review the plans  
205 for consistency with the purpose and content of the proposal as originally or previously  
206 advertised for public hearing and shall make an advisory determination.
- 207 2. If the building commissioner determines that the requested amendment is not consistent  
208 in purpose and content with the nature of the purpose as originally proposed or  
209 previously advertised for the public hearing, then an amendment to the special use

- 210 permit shall be required and a review and recommendation by the planning and zoning  
211 commission shall be required and a new public hearing shall be required before the City  
212 Council.
- 213 3. If the building commissioner determines that the proposed revisions are consistent with  
214 the purpose and content with the nature of the public hearing then a determination of  
215 non-necessity of a public hearing shall be made.
- 216 4. Determination of minor changes: If the building commissioner determines that an  
217 amendment to the special use permit is not required and that the changes to the plans are  
218 minor in nature the Building Commissioner may approve said changes.
- 219 5. Determination of major changes: If the Building Commissioner determines that an  
220 amendment to the B-5 is not required but the changes are major in nature, then the  
221 owner shall submit an application for review and approval by the Planning and Zoning  
222 commission.

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224 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

- 225 a. Any new roadway improvements shall be completed prior to the issuance of any final  
226 occupancy permit.
- 227  
228 b. Any new storm water detention shall be completed prior to the issuance of any  
229 occupancy permit.
- 230  
231 c. All fencing and/or landscaping intended as screening properties shall be completed prior  
232 to the issuance of any occupancy permit, unless remitted by the Director of Public  
233 Works due to weather related factors.

234  
235 **10. GENERAL DEVELOPMENT CONDITIONS.**

- 236 a. Unless, and except to the extent, otherwise specifically provided herein, development shall  
237 be effected only in accordance with all ordinances of the City of Florissant.
- 238  
239 b. The Department of Public Works shall enforce the conditions of this ordinance in  
240 accordance with the Final Site Development Plan approved by the Planning & Zoning  
241 Commission and all other ordinances of the City of Florissant.

242  
243 **11. PROJECT COMPLETION.**

244 Construction shall start within 90 days of the issuance of building permits for the project and  
245 shall be developed in accordance of the approved final development plan within 6 months of  
246 start of construction.

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249 The motion was seconded by Olds. On Roll Call the Commission voted: Weller yes,  
250 Luttrell yes, Stock yes, Martine yes, Baranowski yes, Minks absent and Olds yes. Motion  
251 carried.

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255 **Item 3 Irma Jean’s Restaurant & Sports Bar**

256 **PZ010317-3 2109 Charbonier Rd**

257 **Approved – Ward 2**

258  
259 **Request approval of an 87 square foot wall sign in a B-5 Zoning**  
260 **District.**  
261

262 Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum  
263 explained that the one sign proposed does not conform to the requirements of a wall sign in size.  
264 The drawings indicate a new illuminated wall sign whose calculated area is 87 sf. The sign will  
265 be located about the main entrance to the building. The Commission can approve a wall sign  
266 greater than 40 sf, according to the code. Staff has determined that the sign is an appropriate  
267 proportion to the masonry tower entryway of the new restaurant. Also, the sign is for a fairly  
268 large tenant space of which there are 4 storefronts. There is no pole sign.

269 Bill Brink, Classic Sign Services, stated that the sign picture presented was proportional  
270 to the building. Chairman Stock stated that the sign did not look overly large in relation to the  
271 building and looked good. The sign is illuminated with LED lighting. Mr. Brink stated that a  
272 timer could be put on the sign so as to restrict operation to hours of operation. Mr. Olds stated  
273 that since the lights would shine toward Koch Park, brightness would not be an issue for him.

274 Chairman Stock moved to approve the sign presented, and according to the sign drawing  
275 dated 11/9/2016 as prepared by Classic Sign Service. Approval is subject to the regulations of  
276 the City of Florissant building code, and the following additional requirements:

- 277
- 278 **1. GENERAL DEVELOPMENT CONDITIONS.**
- 279 a. Unless, and except to the extent, otherwise specifically provided herein, the sign shall be
- 280 effected only in accordance with all ordinances of the City of Florissant.
- 281
- 282 **2. PROJECT COMPLETION.**
- 283 Construction shall start within 30 days of the issuance of building permits for the project and
- 284 shall be installed in accordance of the approved construction plan within 90 days of start of
- 285 construction.
- 286

287 The motion was seconded by Olds. On Roll Call the Commission voted: Weller yes,  
288 Luttrell yes, Stock yes, Martine yes, Baranowski yes, Minks absent and Olds yes. Motion  
289 carried.

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292            **Miscellaneous**

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294                         Planning and Zoning member, Richard Weller, resigned from the Planning & Zoning  
295                         Commission effective immediately. Mr. Weller, electrical engineer, has served on the Planning  
296                         & Zoning Commission for 15 years. He was commended by the other members for his hard  
297                         work, expertise and dedication to the Commission and wished him well.

298

299                         The next Planning and Zoning Meeting is scheduled for Monday, February 6, 2017.  
300                         Chairman Stock moved to adjourn the meeting, seconded by Minks. Motion carried.

301                         Meeting adjourned at 8:31 p.m.

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Anita Moore, Deputy City Clerk