CITY OF FLORISSANT

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

February 6, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, February 6, 2017 at 7:00 p.m. with Chairman Paul Stock presiding.

Roll Call

On Roll Call the following members were present: John Luttrell, Paul Stock, John Martine, Lee Baranowski, Steve Olds, Allen Minks and Robert Nelke. Chairman Stock introduced new Planning & Zoning member Robert Nelke. 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.

Approval of Minutes

Mr. Minks moved to amend the minutes of 1/17/2017, line 300, to replace Mr. Minks with Mr. Luttrell. Chairman Stock moved to amend, line 157, to replace the word "Evens" with "Evans." Chairman Stock moved to approve the amended Meeting Minutes of 1/17/2017, seconded by Luttrell. Motion carried and the minutes were approved.

	P & Z Meeting 2/6/2017	
69	New Business	
70	Item 1	Burger King
71	PZ-020617-1	3121 N Hwy 67
72		Recommended App
73		
74		Request recommer
75		Ordinance No. 8029
76		B-3 Zoning District
77 78	Mr. Lum,	Building Commissioner
79	No. 8029 establish	ned a Special Use Permit
80	plan. There is	no proposed sign chang
81	parking spaces ar	nd an adequate drive-th
82	employees and sea	ating for 128 customers.
83	satisfies the City	Code. The petitioner
84	pavement and ligh	t standards, and repaint t
85	The playgr	ound will be eliminated
86	seating. New cond	crete will be poured and
87	brick, fiber-cemen	t brick panels, ceramic ti
88	awning. A red L	ED light band at the to
89	Furthermore, Mr.	Lum explained that und
90	painted unless app	roved by the Council.
91	Mr. Bart Berneking, petitioner, exp	
92	remodel. Since the	ne beginning of the year,
93	stores with a more	e vertical, contemporary

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roval – Ward 9

nded approval to amend a Special Use Permit, 9, to allow for renovations to existing building in a

informed the Commission that in 2014, Ordinance at this location but without a published development ge to the existing post sign. There are 34 existing ru lane. The parking would support a crew of 6 There appears to be abundant landscaping which will trim and clean up the landscaping, repair the he pole sign.

and a new patio 20' X 28' is proposed for outside bollards installed. The exterior materials include lle, STO stucco, paint and metal coping, canopies and p of the wall will be located on the south elevation. der the masonry code, brick was not allowed to be

plained that this proposal was a typical Burger King Burger King has implemented a new prototype for its stores with a more vertical, contemporary look. He explained that the lower left and right entrance side of the building will be painted. They would like to trim back the existing trees and possibly also plant some oriental trees.

Chairman Stock asked the petitioner to explain the placement of the bollards. Mr. Berneking responded that the bollards will be located along the east side of the patio. The west side does not need them because of the existing high grade. Chairman Stock stated that he could not support this request because, according to the Masonry Code, brick cannot be painted.

Mr. Luttrell asked for clarification as to the exact size of the patio because the size varied between the staff report and the plans. Mr. Berneking stated that the size of the patio will be 20' X 28'. He also clarified that the lower left and lower right front of the building are the areas to be painted taupe and tan. The red area is ceramic tile. The top of the building is stucco and EFIS.

In response to Mr. Mink's question, the petitioner stated that the process they use for painting the brick first involves power washing and de-greasing the entire wall. Currently, the mortar is in need of repair and areas need to be tuck-pointed. The tracking history of the paint is 8-10 years. Mr. Berneking stated that Burger King is willing to keep the existing brick if need be. The main concern he has is, when they remove the atrium, the brick wall under the glass is not a structural wall. Either way, the exterior brick needs maintenance. He presented a sample of the panel material proposed. The petitioner stated that the dumpster is in very bad shape and the doors are falling off. He is concerned that it will not survive tuck-pointing. They would like to replace the doors, tuck-point and paint to match, if allowed. They are planning on relocating the flue and screening any HVAC equipment.

Mr. Olds agreed with Chairman Stock and stated that he appreciated and supported all the work that Burger King was doing to maintain/repair/and update the building, but he could not support painting brick since it was a violation of the code. He reiterated that only the Council could approve a request for painting brick.

Chairman Stock moved to recommend approval to amend Special Use Permit No. 8029, 3121 N Highway 67 (Burger King), to allow for renovations to a sit-down, carry-out and drive thru restaurant in a B-3 Extensive Business District, as depicted on the application documents: ST1, A1, A2.1 and A2.2 all dated 1/12/17 as prepared by Tevis Architects, subject to regulations in the B-3 Extensive Business District, with the following conditions:

- 1. No painted brick
- 2. Screening of RTU unit
- 3. Bollards on the east side of the patio

1. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided in Ordinance No. 8029, development shall be effected only in accordance with all ordinances of the City of Florissant.

2. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 180 days of start of construction.

PZ020617-2

Motion
Olds yes,

Recommended Approved – Ward 3

340A Howdershell Rd.

Request recommended for a Special Use Permit to allow for a carryout restaurant in a B-5 Zoning District.

Phil Lum, Building Commissioner, presented the staff report for this request. The location proposed 340A Howdershell, was formerly a carry-out steak restaurant and has been vacant for quite some time. The adjoining businesses are Family Video and Little Caesar's Pizza. The site has a landscaped and paved parking lot with 104 spaces. The restaurant will be carry-out only with no restaurant seating. Since the restaurant is carry-out only, no public restroom is required. No delivery service is planned.

Mr. Salameh, owner and petitioner, explained that they will have their own dumpsters: one for trash and one a grease trap. They will be located behind the building in the enclosed area designated by the shopping center. The only signage will be a face change on the existing sign and one on the shopping center identification sign. The hours of operation will be 7 days a week, M-Th 10-10, F-Sat 10-12 and Sun 10-10. Mr. Salameh stated that there will be approximately 10 employees, 5 full time and 5 part-time. There will be 2 cooks, 2 cashiers, and approximately 4-6 other employees per shift.

Chairman Stock moved to recommend approval for a Special Use Permit for the property located at 340-A Howdershell Rd to allow for a carry-out restaurant in a B-5 Zoning District as depicted on the application documents: CS and A1.0 dated 1/25/17 as prepared by Deru & Associates, LLC subject to the regulations in a B-5 Planned Commercial District and the following additional requirements:

1. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

174	2. PROJECT COMPLETION.		
175	Construction shall start within 90 days of the issuance of building permits for the project and		
176	shall be developed in accordance of the approved final development plan within 180 days o		
177	start of construction.		
178			
179	The motion was seconded by Olds. On Roll Call the Commission voted: Olds ye		
180	Luttrell yes, Stock yes, Nelke yes, Martine yes, Baranowski yes and Minks yes. Motion		
181	carried.		
182			
183	<u>Miscellaneous</u>		
184			
185	The next Planning and Zoning Meeting is scheduled for Tuesday, February 21, 2017		
186	Chairman Stock moved to adjourn the meeting, seconded by Martine. Motion carried.		
187	Meeting adjourned at 8:02 p.m.		
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191	Anita Moore, Deputy City Clerk		