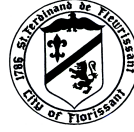


CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

February 21, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Tuesday, February 21, 2017 at 7:00 p.m. with Chairman Paul Stock presiding.

Roll Call

On Roll Call the following members were present: Allen Minks, John Luttrell, Paul Stock, Robert Nelke, John Martine and Lee Baranowski. Steve Olds 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.

Approval of Minutes

Chairman Stock moved to amend the minutes of 2/6/2017, line 104, to replace the acronym "EFIS" with "EIFS," (Exterior Insulation and Finish System) seconded by Minks. Motion carried. Chairman Stock moved to approve the amended Meeting Minutes of 2/6/2017, seconded by Luttrell. Motion carried and the minutes were approved.

New Business**Item 1 First Collinsville Bank****PZ022117-1 14040 New Halls Ferry Rd.****Postponed – Ward 9****Request recommended approval for a Special Use Permit to allow for a monument sign in a B-3 Zoning District.**

At the request of the petitioner, Chairman Stock moved to postpone the request for a Special Use Permit for First Collinsville Bank to 3/6/2017, seconded by Minks. Motion carried.

Item 2 Aspire Healthcare Solutions**PZ022117-2 3391 N Highway 67****Recommended Approved – Ward 9****Request recommended approval for a Special Use Permit to allow for a Healthcare Training Center (technical school) in a B-3 Zoning District.**

Phil Lum, Building Commissioner, presented the staff report for this request. The proposed training center is located in the shopping center across from the entrance to Walmart. There are approximately 85 existing parking spaces. There is no proposed sign change to the existing post sign.

Tamara Taylor and Jeanetta Stomer, petitioners, appeared before the Commission and stated that they were proposing a medical training facility at which medical assistants and phlebotomists will be trained. They have been acting nurses for 16 years and both are nurse practitioners. They have been teaching for 5 years at some of the top schools in the St. Louis area. Both of the petitioners live in Florissant and are very excited about opening a medical training center here.

All their students are required to be 18 years of age or older, must pass a drug screening and background check, and be high school/GED graduates. Also, all students must be registered on the Family Safety Care registry with no disqualifying items. The Medical Assistant Program is a 16 week program with 177 contact hours. 9 ½ weeks will be spent at the Florissant facility and the additional 6 weeks will be spent at nursing homes. The students meet 2 days a week in the evenings, Tuesday and Thursday from 4:30 pm to 8:30 pm. They limit

class size to 10 students (the State of Missouri limits class size to 15). This class will be offered only 3 times a year since it is a 16 week course. There is ample, well-lit parking.

The Phlebotomy Technician Program is 7 weeks long, an 88 contact hour program, with 6 weeks being spent in the facility on Monday and Wednesday from 4:30 pm to 8:30 pm. Chairman Stock encouraged the petitioners to maximize their hours, just in case their hours of operation expand at some point in the future. The 7th week is spent in a laboratory. It also is limited to 10 students. Their site includes 2 offices and one classroom. No live blood draws will be done at the facility - the testers will be mannequins. The petitioners have contacted with a disposal company, Sharps, to pick up medical waste once a month. Used needles will be the only medical waste they have. Their school has been certified by the Missouri Department of Higher Education which is an extremely difficult certification to obtain. They have also been certified by the CNA Training Center (Certified Nursing Assistant) and by the Missouri Department of Health and Senior Services. The employment rate for graduating phlebotomists is 98% with many students working in labs, nursing homes and hospitals in the Florissant area. They hope to have health fairs for Florissant residents, a health awareness newsletter, and a back to school event for the children.

Chairman Stock moved to recommend approval for a Special Use Permit to allow for a healthcare training center (technical school) in a B-3 Extensive Business District, as proposed on the application documents, subject to the regulations in the B-3 Extensive Business 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.

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.

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

143

144 **Item 3 The Jewel Event Center**145 **PZ022117-3 407 Dunn Rd.**146 **Recommended Approved – Ward 5**

147

148 **Request recommended approval for a Special Use Permit to allow for**
149 **a banquet center in a B-3 Zoning District.**

150

151 Phil Lum, Building Commissioner, presented the staff report for this request. He stated
152 that the location of the proposal was the old Yacovelli's Restaurant on Dunn Road. The
153 existing roof sign is to be removed with a face change to the existing post sign approved for
154 installation. There is new signage under permit.155 The existing parking is listed on the A-1 first plan as 71 plus 75 cross parking easement
156 spaces for a total of 146 with the cross parking easement only in use during off hours from the
157 adjacent site. The maximum occupant load for the building as calculated by the architect is 589
158 people. Per the parking ordinance for this use a banquet center requires 1 space for every 4
159 seats. Required parking therefore could be as many as 147 depending on table layout.160 The architectural plan shows multiple rooms without showing tables and chairs. The
161 building code would require a maximum of occupants pertaining to each area of the space,
162 however, which could be a different number based on tables/chairs. The calculated maximum
163 occupant load could be reduced to match the total number of parking spaces:

164 71 on-site spaces: Maximum occupants per parking code 284

165 75 easement parking: Maximum occupants per parking code 584

166 The Special Use Permit could not be transferred from Yacovelli's because it had been
167 vacant /closed for too long. The changes proposed are compliant according to the city's code.
168 No exterior changes or outside equipment to the site are anticipated. Mr. Luttrell asked if the
169 city could require the parking lot to be restriped as the lines are not visible. Mr. Lum stated
170 that restriping could be required as a safety issue through the Public Works Department.171 Mr. Minks stated for the record, that although his wife was employed by the architect of
172 this project, he would not be recusing himself from this proposal.173 Mr. Nelke asked if the discolored area where a sign used to be could be required to be
174 painted or cleaned. Again, Mr. Lum stated that this discoloration could be addressed by the
175 Public Works Department or it could be included in the Special Use Permit as a stipulation.
176 Mr. Galloway stated that he would power wash the stain in order to remove it. Upon

clarification, Mr. Lum stated that if the roof sign with the large letters "Yac's" was to be torn down and replaced, another sign permit will be required. The sign would be required to be less than 100 square feet in order to be issued by Public Works without a P & Z recommendation. Mr. Baranowski asked if there was an existing sign located out by the parking area which Yac's used to advertise special occasions. Mr. Lum stated that if the sign still existed, it would be a pre-existing, non-conforming sign.

Mr. and Mrs. Eric and Natalynn Galloway, owners and petitioners, appeared before the Council and stated that they would like to open a banquet center and restaurant. Ms. Galloway has been a caterer for over 15 years and with their combined experience, over 60 years. They have three sons who will be involved in the business, one who is currently in culinary school. They have leased out their other catering business and are going to concentrate solely on the Florissant location.

The catering/restaurant division will serve the various banquet rooms, of which there are five rooms. Three of the larger rooms will be used for weddings and receptions. Chairman Stock questioned if there would be sufficient parking if there happened to be several events and the restaurant was open at the same time. Mr. Galloway stated that he would be meeting with the owners of the adjacent parking lot in order to discuss the cross access agreement which is currently in place. They would use the church parking lot across the street for overflow in the event that there were several events held at the same time. Chairman Stock warned the petitioner to pay attention to their occupancy load, which would be monitored by the fire district. Ms. Galloway explained that the customer's book events for a specific number of guests and the petitioner will control occupancy by scheduling and limiting the number of booked guests on any given date. Not all banquet rooms would be booked at the same time if that were the case. The restaurant will be open on Sundays for lunch at 11 a.m. Through the week they might schedule smaller events for under 50 people, for example, business/organizational lunches. They plan on hiring 10 full time employees. They have coordinated with the adjacent business, Winter Wonderland, to refer business to each other. There is a trash container behind the building which will be moved over approximately 40 feet and will be enclosed.

Chairman Stock moved to recommend approval for a Special Use Permit to allow for a restaurant/banquet/event center in an existing B-3 Zoning District at 407 Dunn Road with the following stipulations:

1. Any trash container over 90 cubic feet shall be screened and screen shall be constructed compatible with the construction of the building as approved by the Building Commissioner. Any enclosure shall have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening
2. Facility shall have a maximum number of occupants, including employees, of:
284 when easement spaces are unavailable
584 with easement spaces available from adjacent property to the north
3. A sign permit is required for a face change of the ground sign and for replacing the roof sign.
4. Tower wall shall be cleaned where wall sign was removed.

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits for the project and the structure shall be completed in accordance with the plans within 180 days of start of construction.

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

Miscellaneous

Chairman Stock reminded Commission members to keep their paperwork for the continued item, First Collinsville Bank, until the next meeting. The next Planning and Zoning Meeting is scheduled for Monday, March 6, 2017. Chairman Stock moved to adjourn the meeting, seconded by Martine. Motion carried.

Meeting adjourned at 8:13 p.m.

Anita Moore, Deputy City Clerk