

CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

March 20, 2017

Table of Contents

Page Number

Roll Call/Minutes

Page 2

First Collinsville Bank

Page 3

Uncle Bob's

Page 4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

36

CITY OF FLORISSANT



37

38

39

40

41

42

43

44

Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

March 20, 2017

45

46

47

48

49

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, March 20, 2017 at 7:00 p.m. with Chairman Stock presiding.

50

Roll Call

51

52

53

54

55

56

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

57

Approval of Minutes

58

59

60

61

62

63

64

65

66

67

68

Mr. Luttrell moved to replace the word "lip" with the word "lift" on line 162, seconded by Minks. Motion carried. Chairman Stock moved to approve the amended Meeting Minutes of 3/8/2017, seconded by Minks. Motion carried and the amended minutes were approved.

69 **Old Business**

70

71 **Item 1 First Collinsville Bank**

72 **PZ022117-1 14040 New Halls Ferry Rd.**

73 **Recommended Approved – Ward 9**

74

75 **Request recommended approval for a Special Use Permit to allow for**
76 **a ground sign in a B-3 Zoning District.**

77

78 Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum
79 explained that the bank is a “permitted use” in a B-3 Zoning District. Because the proposed
80 digital sign is located in front of the 40’ setback, a special use permit is required.

81 Sue DeMond and Kevin Stine, petitioners, stated that this sign seems to be in line with
82 the other signs in the area. The sign will not be located near any signaled intersection and will
83 be safely installed. First Collinsville Bank is very community orientated and will be glad to
84 advertise civic and school events. The top portion of the sign is internally, LED lit and is 30”
85 thick because of the size of the LED lights.

86 In response to Mr. Baranowski’s question regarding “alleviating a hardship,” Mr. Stine
87 stated that if the bank put the sign further back in order to meet the setback requirement, they
88 will have to have a larger sign for visibility. Mr. Baranowski stated that he did not think the
89 petitioner met the “hardship” requirement.

90 Chairman Stock moved to recommend approval for a Special Use Permit for the
91 property located at 14040 New Halls Ferry Road to allow for a ground sign in a B-3 Zoning
92 District subject to the conditions set forth below with these conditions being part of the record:

- 93 1. Still images only
- 94 2. Ten second intervals
- 95 3. No effects between images
- 96 4. To be dimmed at night

97

98 **GENERAL DEVELOPMENT CONDITIONS.**

99

100 Unless, and except to the intent otherwise specifically stated, development shall be effected
101 only in accordance with all ordinances of the City of Florissant.

102

103 **PROJECT COMPLETION.**

104

105 Construction shall start within 90 days of the issuance of building permits for the project and
106 shall be developed in accordance of the approved final development plan within 180 days of
107 start of construction.
108

109 The motion was seconded by Minks. On Roll Call the Commission voted: Martine yes,
110 Baranowski no, Minks yes, Olds yes, Luttrell yes, Stock yes and Nelke yes. Motion carried.

111

112 **New Business**

113

114 **Item 2 Uncle Bob's**

115 **PZ032017-2 1475 Dunn Rd.**

116 **Ratification Approved – Ward 7**

117

118 **Request ratification of minor change to B-5 Ordinance #6097 to**
119 **allow for exterior renovations in a B-5 Zoning District.**

120

121 Phil Lum, Building Commissioner, presented the staff report for this request. He
122 explained that this ratification involves only Building E at the far back of the facility. The
123 changes to the exterior include window and overhead door infill that consists of EIFS with color
124 to match. The masonry ordinance would suggest that a deviation was made from strict
125 adherence to the masonry ordinance restrictions because the buildings adjacent to Dunn Road
126 were to have masonry fronts, but the remainders of the buildings were to be all tilt-up
127 construction.

128 The staff report indicated that the window fill-in portion of the project is an attempt to
129 match the existing color, texture and concrete jointing pattern. Public Works will monitor the
130 matching of paint color to the original. Two smaller aluminum doors and glass automatic doors
131 are proposed for access to the building. Mr. Lum felt that this was a minor change. If the
132 Commission agreed, the petitioner would not be required to complete the entire process of a
133 new amendment to the B-5 ordinance.

134 Mr. Dennis Buehle, petitioner, clarified that the new owners repainted the entire
135 building 2-3 years ago. They now have the exact paint coat that they used at that time. He stated that
136 it is very important that every aspect of their painting will match the existing building. Two windows
137 will be infilled, four overhead doors and two man doors. There are also two sliding doors.

138 Mr. Buehle explained that Uncle Bob's is filling in the doors/windows for security
139 reasons, as well as to reduce leakage into the units. Approval of the elevators will be done
140 by St. Louis County and adequate egress will be reviewed under Plan Review.

141 Chairman Stock moved to ratify conditional approval of the Building Commissioner for
142 minor changes to the site development plan of the B-5 Ordinance No. 6097 to allow for exterior
143 renovations that include opening infills, at 1475 Dunn Rd (Uncle Bob's) in a B-5 Zoning
144 District, according to the proposal prepared by the owner and related drawings A-1 and A-2,
145 both dated March 13, 2017 attached. The exterior modifications depict minor changes in the
146 development, which is not in conflict with the nature of the development and meets all of the
147 conditions of Ordinance No. 6097. Approval is subject to regulations of this B-5 Planned
148 Commercial District, and the following additional requirements:

149

150 **GENERAL DEVELOPMENT CONDITIONS.**

151

152 Unless, and except to the extent otherwise specifically provided in Ordinance No. 6097,
153 development shall be effected only in accordance with all ordinances of the City of
154 Florissant.

155

156

157

158 **PROJECT COMPLETION.**

159

160 Construction shall start within 60 days of the issuance of building permits for the project and
161 the project shall be developed in accordance with the approved amendments to the final
162 development plan within 180 days of start of construction.

163

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

166

167

168 **Miscellaneous**

169

170 Councilman Stock stated that Mr. Weller had been the Secretary of the Planning &
171 Zoning Commission. Now that he has resigned, a new Secretary was needed to replace him.
172 He asked if anyone was interested in the position. Discussion was had regarding responsibility
173 and liability of officers when signing various documents for Planning & Zoning. The
174 secretary's signature (in addition to the customary signature of the Chairman) is required for

175 subdivisions. Mr. Lum stated that he would ask the City Attorney for an opinion on liability
176 issues.

177 Chairman Stock moved the election of the secretary to the 4/3/17 P & Z meeting in order
178 to give Mr. Lum time to obtain additional information, seconded by Olds. Motion carried.

179 Discussion was also had regarding whether to include the hours of operation of a
180 business establishment in the suggested motion and whether or not it should be included in the
181 final ordinance. Mr. Lum stated that he would talk to the City Attorney about clarification of
182 this as well.

183 Chairman Stock informed the Commission that he would be unable to attend the next
184 meeting.

185 The next Planning and Zoning Meeting is scheduled for Monday, April 3, 2017. Mr.
186 Martine moved to adjourn the meeting, seconded by Minks. Motion carried.

187

188 Meeting adjourned at 8:05 p.m.

189

190

191

192

193

Anita Moore, Deputy City Clerk