

CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

June 5, 2017

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

June 5, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 5, 2017 at 7:00 p.m. with Chairman Stock presiding.

Roll Call

On Roll Call the following members were present: Steve Olds, John Luttrell, Paul Stock, Robert Nelke, Lee Baranowski and Allen Minks. John Martine was excused. Also present was Building Commissioner, Phil Lum 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 approve the Meeting Minutes of 5/1/17 and 5/15/2017, seconded by Minks. Motion carried and the Meeting Minutes were approved.

New Business**Item 1****ALDI, Inc.****PZ060517-1****2505 N. Highway 67****Recommended Approval – Ward 9****Request recommended approval to amend B-5 Ordinance No. 6697 to allow for a building addition located at 2505 N. Highway 67.**

Mr. Lum presented the staff report for this request. The proposed new addition and loading dock will be located at the rear of the store. The trash container will be at the loading dock's sunken area. The trash container is concealed from view from residentially zoned property and from the right-of-way. The container is concealed by the paving elevation, which is lower than the loading dock. All new materials to be used will be brick.

In regards to parking, Mr. Lum stated the development would meet the parking requirement with the 116 on-site. The proposed on-site is to keep 116 parking stalls (72 required). This particular ALDI is a very busy store and needs ample parking.

Mr. Lum stated that according to Section 405.245, 11 flowering trees and 37 new shrubs are required to restore to the original plan. He stated that it's possible that trees have died over time or they were never planted in the first place. Mr. Lum added that the petitioner did not have time to respond to the city's request for their landscaping plan before tonight's meeting. Mr. Luttrell asked if they would be required to have a landscaping plan before they appeared before Council. Mr. Lum stated that Planning and Zoning could make the Landscaping Plan a requirement before appearing before the City Council. They could also choose to have their Landscape Plan approved by the Building Commissioner. This plan would then be attached to the ordinance.

Mr. Lum stated that although the trash area has no screening, Aldi's has chosen to conceal the dumpster in the 4 foot pit of the loading dock. Since the trash enclosure is located directly behind the building and is in the shadow of the building, it is not visible. He added they have never received any complaints from the neighbors. All the Aldi stores have the trash containers located in the "pit."

Louis Ross, Aldi Director of Real Estate, explained that Aldi is updating their stores. The Florissant store is one of the top 10 busiest stores in the United States. So as not to lose

front/prime customer parking spaces, they decided to put the addition at the rear of the existing building.

Mr. Ross also stated that he thought the site plan attached to Ordinance No. 6697 was the preliminary plan and not the final plan. New plans were submitted for approval which rotated the building and those final plans were not attached to this Ordinance No. 6697 presented tonight.

Mr. Olds felt that their official landscape plan should be presented to the Building Commissioner and to the City Council so that it could be officially attached to the ordinance. He would like this verbiage added to the motion. Chairman Stock agreed.

Mr. Ross stated that the project will take approximately 15 weeks to complete, with a 5 week store "shut- down." The renovation cost will be a \$1.47 million investment and the entire interior will be updated. The petitioner stated that they had no problem adding the additional plantings and presenting a formal landscaping plan.

Matt Miller, TRI Architects, stated that they are in the process of renovating all the ALDI stores and reducing the number of air conditioning units, typically from 3 units to 1 unit. They will downscale the refrigeration units as well. The remaining units will be screened and will match the existing materials.

Chairman Stock moved to recommend approval to amend B-5 Ordinance No. 6697 to allow for an addition at 2505 N. Highway 67 (ALDI) in a B-5 Zoning District in accordance with plans submitted: Landscape drawings, P & Z dated 4/28/17 by ALDI, Inc. and TRI Architect's plan and elevations dated 5/12/17 as follows:

Restore site to contain a total of 16 flowering trees in landscaped areas of the front parking lot, per Attachment 'A' of Ordinance No. 6697. Landscape Plan shall be as approved by the Building Commissioner.

Amend Ordinance No. 6697 as follows:

Section 2, paragraph 2, be amended to reflect new area of building 19,596 square feet.

Section 2, paragraph 6, sub paragraph (g), add the following paragraph:

(4) Provide a total of 126 shrubs for building perimeter planting, per the requirements of the Landscape Ordinance, Section 405.245.

Have the architect provide a landscaping plan before appearing before the City Council.

PROJECT COMPLETION

Construction shall be completed within 180 days of the issuance of building permits.

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

Miscellaneous

The next Planning and Zoning Meeting is scheduled for Monday, June 19, 2017. Mr. Minks moved to adjourn the meeting, seconded by Luttrell. Motion carried.

Meeting adjourned at 7:41 p.m.

Anita Moore, Deputy City Clerk