CITY OF FLORISSANT

Planning and Zoning Commission **Unofficial Planning & Zoning Minutes**

September 5, 2017

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CITY OF FLORISSANT



Planning and Zoning Commission

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September 5, 2017

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

Roll Call

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

Mr. Luttrell moved to change "Emo's" to "Imo's" on line 99. Mr. Stock moved to change "the Commission has rejected using Kingspan panels," to "the Commission has recommended full masonry in lieu of Kingspan panels," on line 107. Chairman Stock moved to approve the amended Meeting Minutes of 8/21/2017, seconded by Minks. Motion carried and the Meeting Minutes were approved.

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73	Old Business	
74	Item 1	Dollar General
75	PZ071717-1	15275 New Halls Ferry Road
76		Recommend Denial - Ward 4
77 78 79 80 81		Request recommended approval to amend a B-5 Ordinance to allow for a retail establishment (Dollar General) located at 15275 New Halls Ferry Road.
82	Phil Lun	n, Building Commissioner reviewed the revised staff report, dated 8/31/17, for
83	this request. N	ew plans were submitted by the petitioner as a result of the Commission's
84	requests, includi	ng revised elevations.
85	Chairma	n Stock informed the Commission that he felt that Dollar General should be
86	required to scre	en the rear of the property once the project was completed whether Imo's goes
87	in or not. He a	dded that it didn't matter to him which business installed the fence - only that it
88	was done in ord	er to ensure screening from the residential neighborhood. Mr. Lum stated that
89	according to Co	de, Lot A is required to be screened, not Lots B and C. Lot A is the tentative

lot for the proposed Imo's and Lot B for the Dollar General.

Bob Cissell, petitioner and developer, stated that Dollar General had no problem with installing the requested concrete approach area.

In regards to the fence, the petitioner stated that Dollar General would be re-plating and subdividing the middle lot, Lot B. Dollar General's property, Lot B, does not abut residential property. Mr. Cissell did say that currently all three lots have one owner. If Dollar General were to install a fence, the fence would need to be torn down in order to develop the Imo's lot due to MSD sewer and other utility lines.

Mr. Cissell passed around samples of the proposed material to be used. He added that it was hard paneled, insulated, durable and similar to EIFS. Dollar General Stores normally use ribbed panels and the sample presented tonight was an upgrade. They will not be staining any masonry and the proposed product is a beige/gray color. Chairman Stock stated that the city has a full masonry code and he is not a fan of the cheaper sandwich panels. The petitioner responded that Dollar General does not use full brick on any of their buildings. He was hoping that their proposed upgrade would meet the city's requirements and save the project.

In response to Mr. Olds question about screening of the HVAC equipment, the petitioner responded that he would have no problem with the screening.

107 108 109	Chairman Stock moved to recommend approval to amend Ord. 8105 B-5 to allow for a retail establishment (Dollar General) at 15275 New Halls Ferry in an existing 'B-5' Zoning District, according to plans presented by the petitioner, including:
110	
111112	Sheets A01LD, A02 revised 8/11/17, and A07 dated 12/14/16. Preliminary Development Plan 1, revised 8/14/17, 2 and 3 of 3 dated revised 8/2/17, depicting the new development, subject to
113	the regulations of the 'B-5' "Planned Commercial District", with the following amendments to
114	Ordinance No. 8105:
115	
116	Section 1: No change.
117	
118	
119	1. PERMITTED USES
120	No change.
121	
122	2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
123	The total gross floor area of the retail center shall not exceed 7450 square feet.
124	
125	3. PERFORMANCE STANDARDS
126	No change.
127	A MD A GIV PAYOR O GIVIDAG
128	4. TRASH ENCLOSURES
129	Trash shall be kept within an enclosure made of complimentary materials, 6' height with
130	a 20' concrete apron area in front of the screened locking gate, located as shown on
131	Preliminary Development Plan 1, revised 8/14/17.
132 133	5. PLAN SUBMITTAL REQUIREMENTS
134	No change.
135	140 Change.
136	6. SITE DEVELOPMENT PLAN CRITERIA:
137	O. DITE DE VELOTIVE (TIEM) CRITERIA.
138	a. Structure Setbacks:
139	(1) All setbacks shall be as shown on drawing Preliminary Development Plan 1 ,
140	revised 8/14/17, attached.
141	
142	b. <u>Internal Drives:</u>
143	(1) There shall be internal drives as shown on Preliminary Development Plan 1,
144	revised 8/14/17, attached.
145	
146	c. Minimum Parking/Loading Space Requirements.
147	(1) There shall be 30 required parking spaces provided on the property, which includes
148	accessible spaces.
149	
150	d. Road Improvements, Access and Sidewalks
151	(1) There shall be new sidewalks and curb ramps provided as shown on Preliminary
152	Development Plan 1, revised 8/14/17, attached.
153	
154	

156	e. <u>Lighting Requirements.</u>
157	
158	(1) Location of lighting standards shall be as shown on Preliminary Development
159	Plan 2 of 3, revised 8/2/17 attached.
160	
161	f. Sign Requirements.
162	
163	(1) There shall be one post sign located as shown on Preliminary Development Plan
164	1, revised 8/14/17. Building signs limited to Prototypical Main Building Sign
165	shown on A07, 12/14/16, attached.
166	
167	(2) All other signage shall comply with the City of Florissant sign ordinance for
168	commercial districts.
169	
170	g. Landscaping and Fencing.
171	
172	(1) Landscaping provided shall be as shown on Preliminary Development Plan 1,
173	revised 8/14/17, attached.
174	· · · · · · · · · · · · · · · · · · ·
175	h. Miscellaneous Design Criteria.
176	(1) All applicable parking, circulation, sidewalks, and all other site design features shall
177	comply with the Florissant City Code.
178	comply with the Profitsence end Court
179	(2) The façades of the building shall be clay fired brick, meeting the masonry
180	ordinance of the City, 500.040 and 'Kingspan' stucco finish in Light Stone
181	Color as shown on A02, dated 11 August, 2017.
182	0 0 1 0 1 1 1 0 1 1 1 0 1 1 1 0 1 1 1 0 1
183	i. Off-Street Loading Regulations. The off-street loading facilities required with respect to
184	the establishment shall comply with section 405.135 of the City Code.
185	
186	7. FINAL SITE DEVELOPMENT PLAN
187	No change.
188	1 to change.
189	8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
190	No change.
191	100 change.
192	9. GENERAL DEVELOPMENT CONDITIONS.
193	No change.
194	10. PROJECT COMPLETION.
195	
196	Construction shall start within 90 days of the issuance of building permits for the project and
197	shall be developed in accordance of the approved final development plan within 360 days of
198	start of construction.
199	
200	The motion was seconded by Olds On Roll Call the Commission voted: Stock no.

Nelke absent, Martine no, Baranowski no, Minks yes, Olds yes and Luttrell yes. Motion failed.

202	Item 2	Villa Del Cresta S/C	
203	PZ080717-6	428 Howdershell Rd.	
204 205 206 207 208 209		Postponed to 9/18/2017 – Ward 3 Request review and approval of façade improvement plans for compliance with minimum standards, located at 428 Howdershell Road in a B-3 Zoning District.	
210	At the request of the petitioner, Chairman Stock moved to postpone the review and		
211	approval of façade improvements for 428 Howdershell Road to 9/18/2017, seconded by Olds.		
212	Motion carried.		
213			
214	<u>Miscellaneous</u>		
215			
216	The next sche	eduled Planning and Zoning Meeting is scheduled for Monday, September	
217	18, 2017.		
218	Chairman Sto	ock moved to adjourn the meeting, seconded by Olds. Motion carried.	
219	Meeting adjourned at	7:57 p.m.	
220			
221			
222 223		Anita Moore, Deputy City Clerk	