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CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

April 3, 2017

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CITY OF FLORISSANT



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Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

April 3, 2017

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, April 3, 2017 at 7:00 p.m. with Vice Chairman Old presiding.

Roll Call

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

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Vice Chairman Olds moved to approve the Meeting Minutes of 3/20/17, seconded by Minks. Motion carried and the minutes were approved.

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New Business

Item 1

Family Video

PZ040317-1

3524 Patterson Road

Recommended Approved – Ward 9

Request recommended approval for an amendment to B-5 Ordinance No. 7998 to allow for ice machine equipment in the parking lot in a B-5 Zoning District.

Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum explained the site plan indicates the location of the proposed ice machine equipment is in excess of 40 feet from the property lines. The machine’s location will use a few of the parking spaces, but there will be ample parking according to the code. In regards to signage, the largest sign that will be allowed is the ice sign on the side = 88 square feet (if the photo of the ice cubes is considered a part of the sign.) All other signs are less than 40 square feet. Mr. Baranowski asked Mr. Lum if the petitioner can have more than one sign, to which he responded yes.

Roy Williams and Tim O’Toole, petitioners, appeared before the Commission and explained that the machine is self-operated and will require no employees. Vice-Chairman Olds asked Mr. Williams what the decibel level of the machine would be. The petitioner stated that no decibel levels were included in the plans, but he will get them. Mr. Olds recommended that Mr. Williams have the decibel numbers for the public hearing before the City Council. Mr. Lum stated that the city’s noise ordinance does state specific decibel levels. The ordinance was broadly written.

Furthermore, the petitioner stated that the kiosk will be open 24 hours a day. It will be anchored underground with the drain tied into the sewer, and electric and water lines will run underground. The video store manager will be the “point man” if any problems occur with the ice box. There will also be a security camera. Mr. Nelke requested that a trash can be located next to the machine to which the petitioner agreed. The employees will monitor trash pick – up.

Vice Chairman Olds moved to recommend approval to amend the B-5 Ordinance No. 7998 to allow ice machine equipment located at 3524 Patterson Road (Family Video) in a B-5 Zoning District with the following additional requirements:

- 1) An outside trash can will be located adjacent to the ice machine.

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PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits and the construction shall be completed in accordance with the plans within 100 days of start of construction.

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

Item 2 Total Access Urgent Care

PZ040317-2 1090 N Hwy. 67

Ratification Approved – Ward 6

Request ratification of a minor change to allow for revised landscape plans to Ord. No. 8222 in a B-5 Zoning District.

Phil Lum, Building Commissioner, presented the staff report for this request. He explained that this ratification involved minor changes to the Landscape Plan at 1090 N Hwy 67 which is part of B-5 Ordinance No. 8222. The landscaping was relocated away from the south face of the building due to concerns with drainage and water potentially ponding next to the building. Plans were revised to further extenuate the swale next to the building so the landscaping beds were moved away from the building. Additionally, due to the topography, the original location next to the building was not as visible from the street as the new locations.

Mr. Lum noted that minor changes to a previously recorded development plan may be approved without a public hearing if the Building Commissioner submits the proposed amendment to Planning & Zoning Commission for review and approval.

Vice Chairman Olds moved to ratify conditional approval for the Building Commissioner to allow for minor changes to the site development plan of B-5 Ordinance No. 8222 for the relocation of certain landscape items according to the proposal prepared by the owner and the related drawing presented, Drawing L-1 dated 3/14/17 by Landscape Technologies. These minor alterations depict minor changes in the development, which is not in conflict with the nature of the development and meets all of the conditions of Ordinance No.

138 8222. Approval is subject to regulations of this B-5 Planned Commercial District, and the
139 following additional requirements:

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141 **GENERAL DEVELOPMENT CONDITIONS.**

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143 Unless, and except to the extent otherwise specifically provided in Ordinance No. 8222,
144 development shall be effected only in accordance with all ordinances of the City of
145 Florissant.

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

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153 **Miscellaneous**

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155 Vice Chairman Olds stated, as per the City Attorney's email dated 3/23/2017, the
156 Planning and Zoning Commission will refrain from including hours of operation in their
157 recommendations. The city attorney also noted that the *hours of operation* relate to the times
158 in which the business is open to the public. It does not include the time in which employees are
159 on the premises preparing to open for business or cleaning up at the end of a business day.

160 Vice Chairman Olds moved to appoint Allen Minks as Secretary of the Planning and
161 Zoning Commission, seconded by Luttrell. Motion carried. Mr. Minks agreed to serving as
162 Secretary.

163 The next Planning and Zoning Meeting is scheduled for Monday, April 17, 2017. Mr.
164 Martine moved to adjourn the meeting, seconded by Minks. Motion carried.

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166 Meeting adjourned at 7:46 p.m.

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