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CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

June 19, 2017

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CITY OF FLORISSANT



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Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

June 19, 2017

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 19, 2017 at 7:00 p.m. with Chairman Stock presiding.

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Roll Call

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On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds, John Luttrell, Paul Stock, Robert Nelke and John Martine. Also present was Plan Reviewer, Aaron Tossey and Anita Moore, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

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Approval of Minutes

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Chairman Stock moved to approve the Meeting Minutes of 6/5/2017, seconded by Olds. Motion carried and the Meeting Minutes were approved.

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New Business

Item 1 Raising Canes Restaurant
PZ061917-1 2710 N. Highway 67

Approval – Ward 9

Request approval for a Preliminary Subdivision Plat located at 2710 N. Highway 67 in a B-5 Zoning District.

Aaron Tossey presented the staff report for this request. He stated that this site had been rezoned from B-3 to a B-5 Planned Commercial District several months ago, in order to allow for the redevelopment of the shopping center and a sit-down, carry-out restaurant with drive-up service. The property currently has a vacant building which will be removed and a parking area which must undergo the subdivision process. The property to the west is an Auto Parts Store and the properties to the south include single family dwellings on Sorrell Drive.

Both the Preliminary and Final Subdivisions have been satisfactorily reviewed by the City Engineer, Tom Goldkamp. Only the Final Subdivision requires Council approval.

Mr. Minks stated, for the record, that when the petitioner had come before the Commission several months earlier, he had recused himself because he had worked on the project. He will not be recusing himself from the subdivision request this evening.

Debbie Stosz, Premier Civil Engineering, stated that the B-5 Ordinance had been approved earlier in the year and, once the subdividing of the property was complete, Raising Cains will be ready to proceed with the project. Demolition is ready to start, all utilities are set, and they have MODOT approval. Demolition will take approximately 1-2 weeks. There is room for stacking of 10-12 cars in the drive-thru which accounts for 60% of their business. The anticipated opening is early November.

Chairman Stock moved to approve the preliminary plat as presented, per the Preliminary Plat Drawing 1 of 1, dated 11/3/2016 and recommend that the Final Plat be presented to the Planning & Zoning Commission, seconded by Martine. On Roll Call the Commission voted: Baranowski yes, Minks yes, Olds yes, Luttrell yes, Stock yes, Nelke yes and Martine yes. Motion carried.

100 **Item 2 Raising Canes Restaurant**
101 **PZ061917-2 2710 N. Highway 67**
102 **Recommended Approval – Ward 9**
103
104 **Request recommended approval for a Final Subdivision Plat located**
105 **at 2710 N. Highway 67 in a B-5 Zoning District.**
106

107 Aaron Tossey presented the staff report for this request. He informed the Commission
108 that the final and preliminary subdivisions were identical.

109 Chairman Stock moved to recommend approval of the final plat as presented, per the
110 drawing (Survey 1115-0024 revision date 2/9/16) and recommend that the Final Plat be
111 forwarded for consideration by the City Council, seconded by Olds. On Roll Call the
112 Commission voted: Baranowski yes, Minks yes, Olds yes, Luttrell yes, Stock yes, Nelke yes
113 and Martine yes. Motion carried.

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115
116 **Miscellaneous**

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118 The next Planning and Zoning Meeting that was scheduled for July 3 has been cancelled.
119 The next scheduled meeting will be on Monday, July 17, 2017.

120 Mr. Nelke informed the Commission that he would be working out of town for
121 approximately the next 3 months. Mr. Martine stated that his work hours have changed and it
122 will be difficult for him to attend some of the upcoming meetings.

123 Chairman Stock asked everyone if they would email Phil Lum and let him know, either
124 way, if they will be attending each meeting.

125 Mr. Minks moved to adjourn the meeting, seconded by Olds. Motion carried. Meeting
126 adjourned at 7:31 p.m.

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Anita Moore, Deputy City Clerk