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CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

July 17, 2017

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CITY OF FLORISSANT



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July 17, 2017

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, July 17, 2017 at 7:00 p.m. with Vice-Chairman Olds 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 and John Luttrell. Paul Stock, John Martine and Robert Nelke were 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.

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Approval of Minutes

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Vice-Chairman Olds moved to approve the Meeting Minutes of 6/19/2017, seconded by Minks. Motion carried and the Meeting Minutes were approved.

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New Business

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Item 1**Dollar General**

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PZ071717-1**15275 New Halls Ferry Road**

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Postponed to 8/7/2017 – Ward 4

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Request recommended approval to amend a B-5 Ordinance to allow for a retail establishment (Dollar General) located at 15275 New Halls Ferry Road.

77

Phil Lum presented the staff report for this request. According to the report, there are three lots which had previously been rezoned. This plan is shown to occur on Lot 2, which is part of 15275 New Halls Ferry Road. The site had previously been the former Wedgewood Bath and Tennis Club and was re-zoned to B-5 in anticipation of a restaurant development (Imo's Pizza).

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Mr. Lum commented that the development had met the minimum landscaping and green space requirements. Landscape irrigation will be installed. There is no trash enclosure or outside trash can indicated on the plan. Also, no six foot vinyl privacy screen is shown along the north property line. Ordinance No. 8105 depicts a portion of the property line to include a 6 foot vinyl fence, a landscaped buffer and a detail of the fence. Parking requirements have been met.

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Mr. Lum noted that a steel/metal building, approximately 85 'x 85', is shown on the plans. Although brick is shown on the front wainscot of the building, the applicant was informed that the petitioner needed to consider full brick veneer due to the city's masonry code.

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Mr. Lum stated that the 8' x 4' *Coming Soon* sign, shown on the plans, is a temporary sign and needed to be limited to 6' in overall height. Also, the typical post sign was shown; however, no location was indicated on the plans.

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Mr. Baranowski stated that he was under the assumption that a final plan should be submitted under a request for an amendment to a B-5 Ordinance. He thought a preliminary, generic plan was not acceptable. The Council would require a final, detailed site plan. The sign location, whether the building was masonry, and the location of the trash enclosure were not shown on these plans. Mr. Baranowski stated he was not comfortable voting to approve plans that he had not seen.

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100 Steve Randall, petitioner, stated that Dollar General’s architect was in the process of
101 contacting the city regarding the city’s masonry code requirements and the construction plans
102 for the new building. Vice Chairman Olds stated that he thought the submitted plans were
103 somewhat generic and asked the petitioner why the Commission had not received a full set of
104 plans. He added that the building would be required to be brick or full brick veneer. Mr.
105 Randall stated that he would obtain a set of elevation drawings showing the brick façade for the
106 Commission.

107 Mr. Randall stated that this request was presented somewhat early in the process and he
108 had hoped to receive preliminary/conditional approval. Mr. Lum clarified that the Commission
109 could vote to recommend a postponement of this request until more detailed plans were
110 submitted. The city does not provide for a “conditional approval” to a B-5 Ordinance.

111 The petitioner noted that Imo’s still planned to locate on the adjacent lot. Mr. Olds
112 added that Imo’s had already been approved for the vinyl fence for up to 60 feet. He asked Mr.
113 Lum if it was fair to Imo’s to change the fencing requirement because of Dollar General’s
114 request. Discussion was had, including the possibility of a landscape buffer abutting the
115 residential area.

116 Mr. Olds agreed with Mr. Baranowski and stated that he would have a difficult time
117 recommending approval for this request without seeing any detailed plans. He also suggested
118 postponing this request. Mr. Luttrell stated that he would like a detailed set of plans, especially
119 regarding their fencing and how it relates to the Imo’s lot. There was a question as to whether
120 the entire lot was owned by one individual or whether it had been subdivided into three separate
121 lots. Mr. Minks expressed his concern about the location and size of the sign.

122 Vice-Chairman Olds moved to postpone the B-5 amendment for Dollar General to
123 8/7/2017 in order for the petitioner to submit more detailed plans to include revised elevations
124 to include brick, sign details and trash enclosures, seconded by Minks. On Roll Call the
125 Commission voted: Baranowski yes, Minks yes, Olds yes, Luttrell yes, Stock absent, Nelke
126 absent and Martine absent. Motion carried.

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133 **Item 2** **Long John Silver’s / A&W**
134 **PZ071717-2** **1232 Graham Rd.**
135 **Ratification Denial – Ward 5**
136
137 **Request ratification of conditional approval for a minor change to**
138 **Ordinance No. 7582, to allow for a blade sign (adding A&W) in a B-5**
139 **Zoning District.**
140

141 Phil Lum, Building Commissioner, presented the staff report for this request. He
142 explained that minor changes can be conditionally approved by the Building Commissioner in a
143 B-5 zoning district with ratification approval by P & Z. The petitioner would like to allow for
144 the addition of a “sign blade” which would add A&W signage to the Long John Silver’s
145 restaurant on Graham Road.

146 Furthermore, Mr. Lum explained that the City’s sign ordinance does not allow for a
147 “sign blade” type of sign, only ground signs or post signs. He deemed that this “blade” sign
148 would be more similar to a “ground” sign, except that it was attached to the building. After
149 reviewing the code, Mr. Lum determined that a “ground” sign cannot be attached to a building.

150 Vice Chairman Olds asked if the sign should instead be considered a “building” sign or
151 an attachment to the building.

152 Mr. Baranowski stated that he considered the sign to be an extension of the building,
153 upon which the petitioner would like to place a sign. He felt that this request was not for a
154 sign itself, but a building extension. The sign is 19’ 6” tall and 4’ 11” at the bottom.

155 Mt. Luttrell stated that according to line 66 of the staff report, “The masonry ordinance
156 applies only to exterior walls, not signs.”

157 Although this request was for signage only, Mr. Olds and Mr. Minks expressed concern
158 as to the elevations showing that the brick was painted over the doorway, which is a violation of
159 the masonry code.

160 Mr. Sprick, owner and petitioner, informed the Commission that he was a franchisee and
161 was well aware of Florissant’s laws against painting brick. They would not be painting any
162 masonry. He stated that the blade is considered a “pediment.” They need something to hang
163 the sign on.

164 Vice Chairman Olds stated he had no problem with the sign, but he thought this was a
165 major change and not just a “minor” one. He felt an amendment to the B-5 and approval by
166 Council would be necessary. It was too big of a change.
167

168 Chairman Stock moved to ratify the conditional approval of the Building Commissioner
169 for minor changes to the site development plan of the B-5 Ordinance No. 7582 to allow for
170 exterior renovations that include the addition of a “sign blade” to the building and adding A&W
171 signs at 1232 Graham Road in a B-5 Zoning District. Related drawings are attached S4.3, Basic
172 Blade Sign Elevation, Detail 13, Section A5.0, Detail 4, Detail 1, and color rendering. The
173 exterior modifications depict minor changes in the development, which is not in conflict with
174 the nature of the development and meets all of the conditions of Ord. No. 7582. Approval is
175 subject to the regulations of this B-5 Planned Commercial District, and the following additional
176 requirements:

177 1. GENERAL DEVELOPMENT CONDITIONS.

178 Unless, and except to the extent, otherwise specifically provided in Ord. No. 7582,
179 development shall be effected only in accordance with all ordinances of the City of
180 Florissant.
181

182 2. PROJECT COMPLETION

183 Construction shall start within 60 days of issuance of building permits and the project
184 shall be developed in accordance of the approved amendments to the final development
185 plan within 180 days of start of construction.
186

187 The motion was seconded by Minks. On Roll Call the Commission voted: Martine
188 absent, Baranowski no, Minks no, Olds no, Luttrell no, Stock absent and Nelke absent. Motion
189 denied.
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191
192 **Miscellaneous**

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194 The next scheduled Planning and Zoning Meeting is August 7, 2017.

195 Vice Chairman Olds moved to adjourn the meeting, seconded by Luttrell. Motion
196 carried. Meeting adjourned at 8:19 p.m.
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Anita Moore, Deputy City Clerk