

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

CITY OF FLORISSANT



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

August 21, 2017

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
Dollar General 15275 New Halls Ferry Rd	Page 3
Rezoning 22 Floweridge Ln	Page 4
Villa Del Cresta S/C 428 Howdershell Rd	Page 6
UPS 1545 S New Florissant Rd	Page 6

41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

August 21, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, August 21, 2017 at 7:00 p.m. with Chairman Stock presiding.

Roll Call

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

Approval of Minutes

Chairman Stock moved to approve the Meeting Minutes of 8/7/2017, seconded by Luttrell. Motion carried and the Meeting Minutes were approved.

75 **Old Business**

76

77 **Item 1 Dollar General**

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

79 **Postponed to 9/5/2017 – Ward 4**

80

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

84

85 Phil Lum, Building Commissioner, presented the revised staff report for this request. He
86 stated that the petitioner had submitted renderings for tonight’s meeting. The revisions include:
87 a free standing sign behind the 40’ setback line and painted brick and metal siding. Mr. Lum
88 contacted the petitioners and informed them that painting of brick is not allowed in the city, to
89 which they responded that they will not be painting brick.

90 Mr. Lum highlighted the revisions to the amended B-5 motion. He noted that as a result
91 of the newly submitted renderings, all plans dated June 2017 should be revised to 8/11/2017.

92 Line 48 & 49 –revised elevation should be added to list of drawings sent.

93 Line 57 – There shall be one post sign located as shown on Preliminary Development
94 Plan 1 of 3 dated 8/11/17. Building signs limited to Prototypical Main Building Sign shown on
95 A07, 12/14/16, attached.

96 Mr. Olds expressed concern that 3 of the 4 walls of the proposed building appear to be
97 corrugated metal.

98 Kurt Daniels, engineer, stated that in regards to the requirement for a 6 foot vinyl fence
99 on the property line, Dollar General would prefer to wait and install the fence when/if the Emo’s
100 Pizza went in next door. This way they could coordinate the installation of the fencing between
101 the two businesses. He does not know when Imo’s will be going in.

102 John Pfaff, architect, stated that Dollar General could use non-painted masonry or
103 painted masonry, whichever is preferred. Chairman Stock informed the petitioner that painted
104 brick is not allowed. In regards to the metal siding, they do use a flat siding with a stucco
105 look. Mr. Lum asked if the panels would be Kingspan panels or ribbed panels with a stucco
106 finish. Mr. Pfaff stated that they would be using Kingspan panels. Chairman Stock stated that,
107 in the past, the Commission has rejected projects using Kingspan panels.

108 Mr. Minks asked the petitioner to clarify the definition of the “smooth faced economy
109 sized brick” which they have proposed. Mr. Pfaff stated that they were larger bricks that are

110 used on bigger buildings and are definitely brick. Mr. Minks added that he would like the
111 drawings to match the materials.

112 Chairman Stock reiterated that the brick could not be painted in the city and he would
113 like to see an actual sample of what they intend to use. Mr. Pfaff stated that they planned on
114 using the natural color and he could bring in samples at the next meeting.

115 Mr. Olds would also like to see a sample of the kingspan sandwich panel proposed. He
116 is very familiar with Dollar General Stores and many of them use corrugated ribbed metal
117 which he would prefer not to use in the city. These types of buildings do not look professional.

118 Mr. Luttrell stated that since the fence was mandatory, he would prefer a definite
119 requirement for Dollar General to install the vinyl fence and not be conditional only “if/when
120 Imo’s goes in.” He also stated that he would like to see a sample of the proposed brick and the
121 drawings to match.

122 Chairman Stock moved to postpone the B-5 amendment for Dollar General to 9/5/2017,
123 seconded by Minks. Motion carried.

124
125

126 **Item 2 22 Floweridge Lane**
127 **PZ080717-3 Recommend Denial – Ward 3**
128 **Request recommended approval to rezone from an R-4 Single Family**
129 **Dwelling District to R-6 Multiple Family Dwelling District.**
130

131 Phil Lum, Building Commissioner, presented the staff report for this request. He added
132 that due to a clerical/contacting error, Mr. Tucker was not notified that he was on the agenda for
133 the previous Planning & Zoning Meeting. As a result, tonight’s meeting will be his first
134 presentation.

135 Mr. Lum displayed the 22 Floweridge vacant lot and the surrounding properties/lots on
136 the St. Louis County Parcel Viewer. He pointed out the various types of zoning of the adjacent
137 apartment buildings and homes in the area. Although the apartment buildings are being used as
138 if they are located in a “multi-family” zoning district, they are actually zoned R-4, single family
139 dwelling district. He noted that they were probably in existence before the zoning code existed.
140 Mr. Lum also displayed the area lots/zoning districts from the Comprehensive Plan.
141 Considerable discussion was had.

142 Mr. Lum stated the staff recommendations included the following:

- 143 1) The Comprehensive Plan does not specifically address small lot rezoning.

144 2) The re-zoning does not constitute spot zoning with R-6 adjacency.
145 3) Staff discussed minutes of the last meeting where members of the commission expressed
146 the desire to see favorable support by the neighbors. John Hessel commented that he
147 agrees with staff and advises the Commission that re-zoning is not a popularity contest,
148 but consideration of the uses and surrounding uses. Since the site is contiguous and/or
149 near to properties that are already zoned multi-family or appear to be legal non-
150 conforming and are already used for multi-family, these are more meaningful factors.
151 Mr. Baranowski stated that he was not looking at this request as a popularity contest, but
152 he was concerned with the health and welfare of the adjacent residents.

153 Mr. Darin Tucker, owner, stated that his wife's family owns the nearby property. There
154 was originally a home on this site, but it was destroyed as a result of an explosion. Mr. Tucker
155 now owns the vacant lot and keeps the vegetation cleared / contained. Councilman Stock asked
156 the petitioner if he planned on building an apartment complex or a duplex. Mr. Tucker
157 responded that he hoped to build a single story duplex, facing Floweridge, for a source of
158 retirement income. He has talked to the neighbors/owners and they all know of his intentions.

159 Mr. Luttrell expressed his concern that once the property was rezoned to R-6, it would
160 then be possible for someone to build an apartment building on the site. He added that since the
161 lot was long and narrow, at some point, a person could possibly turn the building sideways and
162 construct an apartment building. Mr. Lum stated that the question concerns the property's
163 "use." If this site were to be rezoned to R-6, an apartment building would technically be
164 permitted. But that being said, setback requirements would have to be met for a "buildable
165 area."

166 Mr. Olds expressed his concern that if they recommended the rezoning, it would be
167 conceivable that an apartment building could be constructed there at some point in time. Mr.
168 Tucker assured him that he had no intention of building an apartment.

169 Mr. Stock pointed out that it would be possible for Mr. Tucker to build an R4 zoned
170 house (not a duplex) on the lot and be in compliance with current zoning regulations.

171 Chairman Stock moved to recommend approval of a rezoning of 22 Floweridge from
172 R-4 Single Family Dwelling District to R-6, Multiple Family Dwelling District to allow
173 redevelopment of a duplex subject to the conditions set forth below with these conditions being
174 part of the record:

175

176 (1) Survey attached dated 7/17/17 shall be duly filed with St. Louis County Recorder of Deeds
177 office for the purpose of rezoning.

178
179 The motion was seconded by Olds. On Roll Call the Commission voted: Nelke absent
180 Martine absent, Baranowski no, Minks no, Olds yes, Luttrell yes and Stock yes. Motion failed.

181
182

183 **Item 3 Villa Del Cresta S/C**
184 **PZ080717-6 428 Howdershell Rd.**

Postponed to 9/5/2017 – Ward 3

**Request review and approval of façade improvement plans for
187 compliance with minimum standards, located at 428 Howdershell
188 Rd. in a B-3 Zoning District.**

189
190
191 At the request of the petitioner, Chairman Stock moved to postpone the review and
192 approval of façade improvements for 428 Howdershell Road to 9/5/2017, seconded by Olds.
193 Motion carried.

194
195 **Item 4 UPS Business**
196 **PZ082117-4 1545 S New Florissant Rd**

Recommend Approval – Ward 5

**Request recommended approval of a Special Use Permit to allow for
200 a UPS business located at 1545 S. New Florissant Rd in a B-3 Zoning
201 District.**

202
203 Phil Lum, Building Commissioner, presented the staff report for this request. He stated
204 that the petitioners would like to place a UPS Access Point addition on the exterior wall of the
205 car wash at Circle K gas station on Florissant Road. Mr. Lum stated that existing brick will be
206 covered by a locker-like installation. There are plans for bollards and a metal canopy to be
207 installed as well. Bushes will be removed for the installation. The Commission can stipulate
208 that minimum landscaping requirements be met if they so choose.

209 Patrick Hardin, petitioner, explained that UPS Access Point would be used if no one
210 was home when the UPS delivery person dropped off a package. Currently, the package would
211 go back to Earth City for any secondary drop offs. With a locker in the area, the UPS driver

212 could drop the package off at a safe Access Point which is open 24 hours a day. The customer
213 could pick up the package, at their convenience, at a neighborhood location. A note will be left
214 at the residence/business informing the customer where they can pick up their package and will
215 include a scanning strip. When a customer picks up the package, after scanning at the lockers,
216 they will then have to show identification or cell phone number. If all is accurate, the locker
217 will open. Also, customers can actually schedule a package pick-up at that location as well.
218 There will be 68 lockers of all sizes. Mr. Hardin stated that these types of UPS Access Points
219 are largely located at Circle K gas stations. They currently have 12 live systems up and
220 operating in several states.

221 Chairman Stock requested that the petitioner re-establish any landscaping that is
222 removed during installation of the lockers. In response to his question regarding signage, Mr.
223 Hardin stated that on the left side of the lockers, there will be a UPS logo and letters across the
224 top as well. Chairman Stock expressed safety concerns for drivers and residents alike because
225 of the heavy traffic congestion at Florissant Road and Highway 270. He suggested maybe
226 looking at another place on the lot.

227 Mr. Minks agreed that traffic would be congested during the morning rush hour and they
228 might want their drivers to avoid drop offs at that time. Mr. Hardin said they would take that
229 into consideration when scheduling the drivers. They generally make their stops in the afternoon
230 hours. Also, since the gas station is open 24 hours, drop offs/pick-ups can be done at off peak
231 times. That being said, he stated that there would not be a line/group of UPS trucks parked on
232 the lot. Mr. Minks stated that their business might generate a need for more parking.

233 Chairman Stock moved to recommend approval to amend a Special Use, Ordinance No.
234 3472 (as amended by ordinances 5062, 5255, 5595 and 7593) in a B-3 Zoning District to allow
235 a UPS business operation as described in related documents presented and according to the
236 attached drawings as prepared by Lingle Design Group and dated 5/10/17. Approval is subject
237 to the regulations of these ordinances, and the following additional requirements:

- 238
- 239 1. **GENERAL DEVELOPMENT CONDITIONS.**
- 240 a. Unless, and except to the extent, otherwise specifically provided, in Ord. No.
241 3472, development shall be effected only in accordance with all ordinances of
242 the City of Florissant.
- 243 b. Any landscaping that is displaced shall be relocated or replaced.
- 244
- 245
- 246

247 2. **PROJECT COMPLETION.**
248 Construction shall start within 90 days of issuance of building permits for the
249 project and shall be developed in accordance of the approved final development
250 plan within 180 days of start of construction.
251

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

255
256

257 **Miscellaneous**

258
259 Chairman Stock stated that he appreciated the discussion of various points of views
260 among the commission members and that they feel comfortable voting their consciences.

261 The next scheduled Planning and Zoning Meeting is scheduled for Tuesday, September
262 5, 2017.

263 Mr. Baranowski moved to adjourn the meeting, seconded by Luttrell. Motion carried.
264 Meeting adjourned at 9:03 p.m.

265
266

267
268

Anita Moore, Deputy City Clerk