

# CITY OF FLORISSANT



SEPTEMBER 6, 2017

## LANDMARK AND HISTORIC DISTRICT COMMISSION LAFAYETTE GRANT PROJECT SUB-COMMITTEE MINUTES

The Subcommittee for the Landmark and Historic District Commission (LHDC) of the City of Florissant met at the Florissant City Hall on Wednesday September 6, 2017 in the 2<sup>nd</sup> conference room. room at 6:30 p.m., with Kent Miller presiding.

### **INTRODUCTION AND WELCOME**

Commission members introduced themselves along with staff members, Phil Lum, Building Commissioner and Dianne Lehmann, recording clerk. Also introduced was Matt Goldkamp, City of Florissant Engineer and Lorne Jackson with Lochmueller Group.

### **ROLL CALL**

Kent Miller, Steve Siebe, and Patty Sosa were in attendance. A quorum did not exist for an official LHDC meeting therefore attending members functioned as a sub-committee to listen to the representative from Lochmueller Group and report to LHDC. The Sub-committee consists of Kent Miller, Steve Siebe and Patty Sosa.

### **ITEM 1**

#### **Informative meeting with Lochmueller Engineering on the proposed Lafayette Street Improvement Projects.**

Lorne Jackson representative from Lochmueller Group stated that these were preliminary plans and these plans do not show final details. The preliminary plans do, however, show what will be necessary to complete the grant obligation. Kent Miller said the Commissions main concern was the intersection of St Francois and Lafayette. Kent Miller also asked about the new curb cuts that

42 would be installed by the new U-Haul at Lafayette and North Highway 67. Mr. Jackson stated  
43 that there are no curb cuts at the U-Haul site Lochmueller has obtained a 5 foot right-of-way  
44 dedication from U-Haul for the sidewalk.

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46 Mr. Jackson asked if anyone wanted him to explain the project and Kent Miller said that he  
47 would forgo the explanation but would like for Patty Sosa to explain her concerns.

48  
49 Ms. Sosa questioned the necessity for sidewalks on both sides of the street on Lafayette.  
50 Sidewalks on both sides of Lafayette near St. Francois would eliminate several street parking  
51 places near her business which is located at 690 Rue St. Francois. She currently has 6 parking  
52 spaces next to her business and the proposed plan shows 2 parking spaces. Mr. Jackson explained  
53 that this is a proposal not an official plan and modification will be considered. Ms. Sosa asked if  
54 one of the sidewalks could be eliminated. Mr. Goldkamp said that sidewalks on both sides of the  
55 street are an integral part of the grant and must be a part of the final project. Mr. Goldkamp  
56 explained that in order to get the grant certain guidelines had to be followed, and walks on both  
57 sides mandatory. The grant applications were awarded by how effectively they addressed the  
58 need of the community. The grant was awarded from plans submitted. If the final project  
59 deviated from the scope of the application the City could be in jeopardy of losing the project.

60  
61 Ms. Sosa said that she didn't feel that sidewalks on both sides were necessary. Mr. Lum  
62 explained that sidewalks on both sides of the street would make for a safe walkway for people  
63 walking from the residential side of Lafayette to the Old Town business center. Mr. Jackson said  
64 that the corner curb cuts also provided a safer walkway for pedestrians to cross St. Francois or  
65 Lafayette intersection.

66  
67 Kent asked if there was not a way to modify these plans to suit specific needs. Mr. Jackson said  
68 that yes, if there was something of major historic significance like a historic wall that would have  
69 to be removed to provide a sidewalk he could see a modification would be necessary to save the  
70 historic wall. Mr. Jackson said that the modifications made to save the Sycamore tree at the  
71 corner of St. Francois and Lafayette include a tree well and re-shaping the corner.

72  
73 Mr. Jackson suggested Ms. Sosa obtain some cross agreement parking with neighboring  
74 businesses. Mr. Lum said that perhaps parking for the Historic Old Town district should be  
75 addressed in a more formal way. Mr. Lum suggested that the City might be interested in  
76 additional studies on parking and Mr. Jackson stated that Lochmueller will do some study of  
77 parking.

78  
79 Ms. Sosa asked if the sidewalk width could not be modified. Mr. Jackson responded that  
80 MODOT requires a 6 foot sidewalk if the sidewalk is against the curb 4' minimum is an  
81 exception. Mr. Jackson reminded this committee that that this proposed 2.1 Million dollar  
82 project is being funded with Federal funding that is going thru MODOT so it must meet MODOT  
83 requirements. Patty asked if everyone on Lafayette would be losing their street parking and Mr.  
84 Jackson answered in the affirmative. Only if residents wanted to provide an easement would  
85 there be possibility of street parking because the sidewalk would be built in the easement (front  
86 yard) Parking would be in the right-of-way the sidewalk would be in the front yard. Mr.  
87 Jackson stated that the proposed grant application called for streets with sidewalks on both sides.

88 Mr. Jackson said that the homes being affected by the Lafayette Street project had sufficient off  
89 street parking and longer adequate driveways.

90  
91 Mr. Jackson reminded the committee that part of the reason the project was awarded was because  
92 of the sidewalks and the benefit they provide to pedestrians.  
93

94 Ms. Sosa stated that she felt the sidewalks would hinder her business and was opposed to them.  
95 Mr. Lum said that the important thing is to figure out how the City could address the need for  
96 parking not only for Ms. Sosa's business but for all businesses in Old Town that may have  
97 parking issues.

98 Mr. Jackson said that provisions had been made to incorporate the brick and provide additional  
99 space around trees and curb cuts to allow for flowers and other decorative landscape.

100 Ms. Sosa asked why she couldn't use the existing sidewalk of brick pavers on the side of her  
101 building as a sidewalk and to park. Mr. Jackson said that to park on the brick pavers as they are  
102 for now would be continuing to park in the street right- of -way.

103 Kent Miller asked if the commission was not in support of this project would that jeopardize the  
104 funding. Phil Lum stated that City staff would be in support of a project that would bring a 2.1  
105 million dollar project for street improvement, of which \$800,000 is estimated storm sewer work.  
106 Mr. Jackson said that he has preliminary plans approved but is trying to get the approval of the  
107 State Historic Preservation Office. He cannot move forward to MODOT until he gets the other  
108 state agency approvals. It is a possibility that if SHPO would not approve the project the Federal  
109 government would not continue the grant. Lochmueller would like the letter from LHDC to  
110 acknowledge to SHPO that this project is not impacting the historical integrity of the Old Town  
111 District or its historic resources.

112  
113 At this time Mr. Jackson said that he did not know what MODOT would do without approval  
114 from SHPO but he does feel if the reasons they do not get approval is about parking he does not  
115 think that would be as much impact as tearing down a historical building. Phil said the sub-  
116 committee should reiterate back to LHDC what kind of impact this project will have on any  
117 business located in the Old Town District, not just Ms.Sosa's. The thing SHPO is concerned  
118 about is the historic resources of the district. Mr. Lum said the concern of this commission  
119 should be: Will the project negatively or positively affect the Old Town District or its historic  
120 resources.

121  
122 Kent asked about the date the public informational meeting would be, and Tom Goldkamp  
123 replied that it would be end of September. At this time Mr. Jackson said that getting a letter to  
124 SHPO by the end of the month is urgent. Patty asked about going door to door for questions or  
125 concerns. Mr. Lum said he thought scheduling another meeting as soon as possible should be  
126 considered. Kent Miller said he would like to schedule one before the end of the month. Mr.  
127 Jackson urged the commission to meet as soon as possible. Dianne Lehmann said she would  
128 contact members  
129

130 Patty Sosa asked if these plans could still be changed. Mr. Jackson said plans can be changed but  
131 what he needs to know is, in general, is the Landmark Historic District Commission in favor of

132 the Lafayette Street Improvement Project? Not little details of the project, but is LHDC happy  
133 with the way this project is treating the Historical District. Mr. Jackson restated that the  
134 sidewalks would have to remain as that is a part of MODOT regulations and the grant.

135  
136 Mr. Lum said that a letter to SHPO could include a statement requiring the final plans of the  
137 project should include treatment of any Historic property or resource affected by the project with  
138 respect. Kent Miller said he would like to present the Subcommittee notes to the commission and  
139 let them decide whether they would like special stipulations included in a letter to SHPO.

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141 A tentative meeting was set for Tuesday September 12, 2017. Kent said he would like to have  
142 copies of notes distributed to all commission members prior to the meeting.

143  
144 Mr. Jackson said he would like to inform SHPO about the local LHDC issues and see if they  
145 could send a tentative approval to MODOT with the stipulation that they receive approval from  
146 LHDC. Mr. Jackson said the last time he spoke to SHPO they were good with everything and  
147 just waiting on the letter of support from LHDC.

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149 Meeting was adjourned at 7:50 p.m.

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151 Respectfully submitted:  
152 Dianne Lehmann Recording Clerk