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CITY OF FLORISSANT



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

October 16, 2017

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**CITY OF FLORISSANT**



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

October 16, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, October 16, 2017 at 7:00 p.m. with Chairman Stock presiding.

**Roll Call**

On Roll Call the following members were present: Steve Olds, John Luttrell, Paul Stock, John Martine, Lee Baranowski and Allen Minks. Robert Nelke was 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 9/18/2017, seconded by Minks. Motion carried and the Meeting Minutes were approved.

71            **New Business**  
72  
73            **Item 1            Crazy Bowls & Wraps**  
74            **PZ101617-1   8180 N. Lindbergh**  
75            **Recommend Approval – Ward 3**  
76  
77            **Request recommended approval to amend the conditions of B-5 Ord. No.**  
78            **6830 to allow for a restaurant with outdoor dining located at 8180 N.**  
79            **Lindbergh.**  
80

81            Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the  
82 location of the proposal was the old Del Taco at the Florissant Market Place. He explained that since  
83 the petitioner has requested outside seating and exterior changes, the B-5 Ordinance would need to be  
84 amended.

85            The Building Commissioner stated that the current building is not all brick, although it does  
86 appear to be so. Additionally, their parking complies with the ordinance, bollard installation is  
87 proposed, one post sign, and no significant change to the landscaping plan indicated. Mr. Lum clarified  
88 that if the vegetation was the same in number with no significant changes to the original design, the  
89 plan could be conditionally approved by the Building Commissioner and ratified by the Commission.  
90 If more extensive changes were indicated, they would be required to amend the B-5. The existing  
91 trash enclosure was originally masonry. They will use the drive – thru lane.

92            A complete color change to the building and canopies are proposed. Canopies are re-wrapped in  
93 green, masonry stain is proposed for all exposed brick, and Hardie flat panels are to cover some of the  
94 front façade and south side.

95            Helen Lee, Tao-Lee Architects, explained that *Crazy Bowls and Wraps* is rebranding all their  
96 older, existing stores. They are attempting to achieve a more healthy, fresh, cleaner and modern look.  
97 They would like to stain the brick a darker gray color and presented a sample to the commission.

98            Chairman Stock stated that personally, he was not a fan of the darker stain and referenced the  
99 Jimmy Johns Restaurant on Washington as an example. He added that he like the proposed modern  
100 design of the building, but would prefer a lighter gray color.

101            Although the Commission was allowed to vary from the requirements of the sign ordinance in a  
102 B-5 zoning district with approval from Council, Mr. Baranowski asked the petitioner why Crazy Bowls  
103 felt it needed a pole sign. The restaurant was located so close to the street that one was not needed. Ms.  
104 Lee explained that the sign was needed for visibility, since some of the restaurant was blocked by

105 existing trees. Mr. Minks noted that the distance from the *right-of-way* for the pole sign was not  
106 indicated on the plans. Mr. Lum explained that the sign would violate the 40' setback requirement.

107 Mr. Olds stated that, he too, liked the proposal and the attractive building, but would prefer a  
108 lighter gray color similar to the color on the sections of the Hardie panel. Ms. Lee stated that,  
109 coincidentally, the lighter color was their original design plan: to use light gray colored Hardie panel.  
110 That being said, staff had suggested using more masonry on the building in order to comply with the  
111 masonry code and this resulted in the darker stain. Mr. Olds stated that since this proposal was a B-5,  
112 the Commission could recommend approval of the lighter panel which is what he would prefer. Mr.  
113 Stock also agreed that he would prefer the lighter Hardie panel. Mr. Minks suggested that the border be  
114 a lighter color to which the petitioner agreed.

115 Mr. Martine asked the petitioner to indicate where the brick and EIFS were located on the  
116 drawings. The petitioner stated that the EIFS had a brick pattern (EIFS brick) and the yellow surface  
117 of the building was actually yellow brick. Mr. Martine responded that he had seen that pattern design  
118 on other buildings and it looked great. He reminded the Commission that personal color preferences  
119 should not enter into decisions. Mr. Martine stated that, if acceptable and the petitioner agreed, he  
120 would prefer Crazy Bowl to return to their original, lighter color scheme.

121 The petitioner stated that they would be more than willing to return to their original  
122 plans/elevations. Ms. Lee added that the sign on the building would be illuminated, but would not be a  
123 digital sign.

124  
125 Chairman Stock moved to recommend approval to amend Ordinance No. 6830 to allow a  
126 restaurant with outdoor dining at 8180 N. Lindbergh, subject to the conditions set forth below with  
127 these conditions being part of the record:

128  
129 Section 1, Subsection 2, paragraph (d) shall be changed to read:  
130  
131 (d) The floor area of lot 3(B) shall be **2200 square feet**, with a maximum height of 23 feet. The  
132 facility shall be stained masonry using PPG Perma-crete masonry stain in dark grey, with same color  
133 over EIFS areas. Signage, canopies, and Hardie siding over front and side elevations as shown on  
134 A3.0A attached with trespa.

135  
136 Add the following: Section 1, Subsection 2, paragraph e.  
137 (e) Outdoor dining shall be protected with bollards as shown on A1.0, attached.

138  
139 Section 2, Subsection 2, paragraph f, (2) shall be changed to read:

140  
141 Lot 2 shall have no freestanding sign; lot 3B shall have a freestanding sign as shown on Warren  
142 sign package dated 9/13/17, attached.

143  
144

145 Section 3, Subsection i, paragraphs (5) and (8) shall be changed to read:

146

147 (5) “. . . The trash areas on Lots 2 and 3(B) shall be enclosed with brick and steel gates.  
148 Enclosure on lot 3(B) shall be stained to match building stain.”

149 (8) All exterior building walls for buildings on outlot parcels shall be of unpainted standard  
150 brick, unpainted standard brick veneer, natural building stone or EIFS. Building walls of outlot 3(B)  
151 shall be stained as shown on A3.0A attached with trespas.

152

153 **2. PROJECT COMPLETION.**

154

155 Construction shall start within 60 days of the issuance of building permits and the project  
156 shall be developed in accordance of the approved amendments to the final development  
157 plans within **180 days** of start of construction.

158

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

161

162

163 **Miscellaneous**

164

165 The next scheduled Planning and Zoning Meeting is scheduled for Monday, November  
166 6, 2017. Mr. Martine stated that he would be unable to attend the November 6<sup>th</sup> meeting.

167 Chairman Stock moved to adjourn the meeting, seconded by Olds. Motion carried.  
168 Meeting adjourned at 8:08 p.m.

169

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171

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Anita Moore, Deputy City Clerk