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CITY OF FLORISSANT



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

January 16, 2018

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

January 16, 2018

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Tuesday, January 16, 2018 at 7:00 p.m. with Chairman Stock presiding.

Roll Call

On Roll Call the following members were present: John Martine, Lee Baranowski, Allen Minks, Steve Olds, John Luttrell, Paul Stock and Robert Nelke. 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 amend the Meeting Minutes of 12/4/2017 on line 236 to change the word "sing" to "sign" and on line 502 to change the word "Emo's" to "Imo's," seconded by Martine. Motion carried. Chairman Stock moved to approve the amended Meeting Minutes of 12/4/2017, seconded by Martine. Motion carried and the Meeting Minutes were approved.

74 **New Business**

75

76 **Item 1 Wine Bar**

77 **PZ011618-1 1833 Dunn Rd.**

78 **Postponed to 2/5/2018 – Ward 7**

79

80 **Request recommended approval of a Wine Bar located at 1833 Dunn Road**
81 **in an existing B-3 Zoning District.**

82

83 Phil Lum, Building Commissioner, stated that the petitioner did not appear to be in attendance.
84 Mr. Lum suggested that a possible reason for their absence was that the petitioner did not leave a
85 contacting email address.

86 Due to the absence of the petitioner, Chairman Stock moved to postpone approval of a Wine
87 Bar located at 1833 Dunn Road until 2/5/2018. The motion was seconded by Martine. Motion carried.

88

89 **Item 2 Target**

90 **PZ011618-2 2341 N Highway 67**

91 **Recommended Approval – Ward 9**

92

93 **Request recommended approval to amend B-5 Ord. No 5733, as amended by**
94 **Ord. Nos. 5896 and 7401 to allow for remodeling of a retail establishment**
95 **(Target) located at 2341 N Highway 67 in an existing B-5 Zoning District.**

96

97 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the
98 petitioner presented a written request to vary from the masonry ordinance and included the
99 manufacturer’s brochure on simulated wood. The simulated wood would be on certain areas of the
100 west and east elevations, predominately on the entry tower/canopy and pilasters. The existing building
101 is split face block on the north elevation.

102 The manufacturer indicates that the material is to be solid phenolic. The test procedure for this
103 material and other materials includes an insulation layer and fire resistant sheathing. The assemblage in
104 the product test is on a stud backup wall, compared with this application which is over masonry. Alex
105 Bockman, petitioner, explained that the phenolic material is a non-porous plastic material.

106 Mr. Bockman explained that the remodel of the Target Store is part of a national update of
107 signage and exterior siding with a more modern feel. The existing “Target” sign above the storefront of
108 the building will be replaced with a white bullseye. The existing brick will remain as is. Target is
109 proposing to install a non-porous phenolic material which has a warm oak color and is easy to

110 clean/replace. It has a 10 year color warranty. These colors complement the existing colors on the
111 building. Mr. Bockman distributed samples of the material to the Commission.

112 The stone wood architectural panels will account for approximately 25% of the front façade,
113 with the existing masonry to remain about 75%. On the east and west elevations the panels will cover
114 7%, leaving 90% masonry on the surface. The individual strips will be installed with hidden metal
115 fasteners. There is an insulation material installed between the existing brick and the panel. All the
116 EIFS will be covered by this material.

117 Mr. Bockman stated that the 10 year warranty is based on the color, but the product has
118 longevity of 20 -25 years. He will confirm that with the architect. Target will be using this on 80%
119 of their store remodels throughout the country. The petitioner presented pictures of the Target Stores
120 which had been remodeled earlier in 2017 with the proposed product. They will also be submitting a
121 sign package. Mr. Bockman added that he thought that at some time in the near future an interior
122 remodel was planned.

123 Chairman Stock moved to recommend approval to amend Ordinance No. 5733, as amended by
124 Ord Nos. 5896 and 7401, as presented and depicted by documents prepared by Kimley-Horn, shown on
125 elevation drawing dated November 13, 2017. These alterations depict changes to the development
126 plan. Approval is subject to the regulations of this B-5 Planned Commercial Development District, and
127 the following additional requirements:

128 1. General Development Conditions.
129 Unless, and except to the extent, otherwise specifically provided in Ord. No. 5733, as
130 amended by Ord. Nos. 5896 and 7401 development shall be effected only in accordance
131 with all ordinances of the City of Florissant.

132
133 2. Amend page 10, paragraph i), (4) to add the following: “The Planning and Zoning
134 Commission may permit the use of phenolic siding over existing masonry as depicted by
135 November 13, 2017 exterior elevations prepared by Kimley-Horn.”

136
137 **PROJECT COMPLETION**

138
139 Construction shall start within 60 days of the issuance of building permits, and the
140 structure shall be completed in accordance with the plans within 180 days of start of
141 construction.

142
143 The motion was seconded by Olds. On Roll Call the Commission voted: Martine yes, Baranowski
144 yes, Minks yes, Olds yes, Luttrell yes, Stock yes and Nelke yes. Motion carried.

145

146 **Item 3 MERS Goodwill**

147 **PZ011618-3 455 N. Hwy 67**

148 Approved – Ward 2

149

150 **Request plan review and approval to allow for remodeling of a retail**
151 **establishment (MERS Goodwill) located at 455 N Highway 67 in an existing**
152 **B-3 Zoning District.**

153

154 Phil Lum, Building Commissioner, presented the staff report for this request. He informed the
155 Commission that the proposed site of this project was the old Sears Building on N. Hwy 67. Mr. Lum
156 also stated that under the Zoning Code, Section 405.125 paragraph (J), for the B-3 Zoning District, all
157 proposed development or remodeling in the B-3 Extensive Commercial District must have the approval
158 of the Planning and Zoning Commission..

159 In regards to signage, there are several proposed signs that are not in compliance with the city’s
160 sign ordinance:

161 1) The east Goodwill roof sign mounted to the canopy must be reduced to 100 square feet to
162 comply with roof sign requirements.

163 2) The other east Goodwill individual letter sign is shown to be 47.5 square feet which requires
164 P & Z approval.

165 3) Post sign would need a Special Use Permit for the location, and so it has been withdrawn.

166

167 There are some areas on the building that are EIFS and some which are concrete block. Both are
168 pre-existing conditions that can continue but cannot be expanded, according to the city code. The EIFS
169 gabled parapet with the former Sears sign band will be removed. There is sufficient parking available
170 and the existing west fence is noted to remain.

171 The rear of the building is painted concrete block and the block is to remain. The existing brick
172 is also shown to remain. One side door will be infilled with matching brick. Landscape has been
173 upgraded to meet the City’s Code requirement. A new drop off donation canopy is shown on the south
174 wall. The canopy is shown to be EIFS with steel column supports on elevations. Paving repairs are
175 noted. Bollards and wheel stops have been added to protect the building. A photometric layout was
176 submitted and indicated a maximum of 5 foot candles under the light fixtures ranging to less than 1 foot
177 candle at the west property line.

178 Mr. Eric Kirchner, petitioner, stated that the existing building will remain with upgrades to the
179 existing site. Goodwill will be installing landscape islands as well as totally refurbishing the
180 landscaping around the building. They will be taking down the existing parking lot lights and replacing

181 them with new LED fixtures as depicted on their photometric plan submitted. Some of the pavement
182 will be replaced and the remaining areas will be restriped and resealed.

183 A donation drive-through with canopies will be located at the southwest side of building.
184 Goodwill uses a trash compactor in order to reduce the frequency of trash trucks. They plan on adding
185 a 6 foot vinyl fence along the back of the property in order to screen them from the residential property.
186 Mr. Kirchner stated that Goodwill would be more than happy to work with city staff in order to comply
187 with the HVAC screening.

188 In response to Chairman Stock's concerns as to how they handle donations that are left and
189 strewn about, the petitioner stated that during business hours employees will pick up the donations as
190 soon as they are dropped off. Also, Mr. Kirchner stated that they will also have internal donation
191 boxes so that customers can drop off their donations from the drive through. The drive through will be
192 one way in and one way out. The hours of operation are from 9 a.m. to 8 p.m. M-Sat and 10-6 on
193 Sunday. Employees arrive a half an hour earlier and stay a half and hour later in order to "pull in"
194 items that have been dropped off. Mr. Mink suggested that Goodwill look into preventative measures
195 to prevent vandalism.

196 Chairman Stock moved to approve the improvements for 455 N. Highway 67 in the B-3
197 Extensive Business District, as depicted on the attached plans 1, 2, and 3 of 3 dated December 2017 by
198 Cochran and A1 of 1 dated 12/14/17 by Dial Architects showing the proposed elevations attached,
199 subject to the conditions set forth below with these conditions being part of the record:

200

- 201 1. Post sign shown on Drawing 1 of 1 was withdrawn.
- 202 2. Roof sign shown on East elevation at 134 square feet shall be reduced to 100 s.f.
- 203 3. Equipment screening and landscape fencing shall meet code regulations.
- 204 3. PROJECT COMPLETION.

205 Construction shall start within 60 days issuance of building permits and the project shall
206 be developed in accordance of the approved amendments to the final development plan within 180 days
207 of start of construction.

208

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

211

212

213

214 **Item 4 Chick-fil-A**
215 **PZ011618-4 1 Flower Valley Shopping Center**
216 **Recommended Approval – Ward 9**

217
218 **Request recommended approval of a Special Use Permit for establishment**
219 **of a sit-down, carry-out and drive through restaurant and signage located at**
220 **#1 Flower Valley Shopping Center in an existing B-3 Zoning District.**
221

222 Phil Lum, Building Commissioner, explained why this request was being treated as a Special
223 Use Permit instead as a B-5 Ordinance. He stated that the City Attorney described the fitting purpose
224 for B-5 very well at the last Council meeting of 1/8/18 during the public hearing for Dunkin’ Donuts.
225 Although the site is less than 1 acre, the B-5 zoning suits the purpose for the demolishing of an existing
226 building and re-development of a property. In this case the applicant intends to make an addition to the
227 property, if you will, but requires a Special Use because the addition to the property will be used for a
228 restaurant. The applicant does not intend to subdivide this property; therefore, it will remain zoned B-
229 3, much similar to the development of the 5 Guys Burgers & Fries building at Dierbergs which remains
230 B-3 Extensive Business District.

231 Phil Lum, Building Commissioner, presented the staff report for this request. The proposed
232 building is to be brick in front with a concrete block rear and a flat roof. He stated that the properties to
233 the south are in a B-3 zoning district and include a filling station, Burger King and McDonalds. These
234 restaurants operate under a Special Use Permit. The proposed site will continue to be under KMart’s
235 ownership. The Kmart Shopping Center sign under a special use permit must be removed. A new
236 Shopping Center sign is proposed at 40 feet and would include a Chick-fil-A sign.

237 Plans indicated a more detailed traffic flow plan, indicating 74 spaces required. Canopy for face
238 to face allows far more stacking than the five required by the parking code. The relocated shopping
239 center sign is shown. It is recommended that the sign be proposed under this special use and abolish
240 any existing special use ordinance for the old sign. The landscaping plan far exceeds the number
241 required by the city. A photometric plan is included.

242 The building will be largely brick veneer with white stucco accent areas. The white areas of
243 stucco are kept high or at the patio dining area. The floor plan depicts an interior play room with half
244 the building for employees and half public areas. A “Face to Face” concept plan indicates a more
245 personal service under the canopy and shorter wait times. A traffic study is included with the plans.

246 Mr. Luttrell questioned whether the pylon shopping center sign met the city’s setback
247 requirements because he thought it was too close to the road. Mr. Baranowski stated that he would not
248 vote for a 40 foot sign.

249 In response to Mr. Old's question regarding the City's brick requirement, Mr. Lum stated that
250 the Masonry Code 500.040 allowed for exceptions: (2) Buildings specifically exempt from such
251 requirement under provisions of a special permit or a B-5 zoning ordinance granted by the Council in
252 accordance with provision of Chapter 405 of the code.

253 Mr. Minks clarified with Mr. Lum that Burger King and McDonalds were their own separate
254 properties to which Mr. Lum responded yes.

255 Mr. Joe Tocco, petitioner for Chick-fil-A, stated that this restaurant will be a prototype of their
256 newest building. The restaurant will be full masonry. No stucco will be installed on the building. The
257 drive through will enable twenty-six cars to be stacked and there will be two separate canopies.
258 Chairman Stock suggested either a raised pad or bollards for the safety of patrons in the outside seating
259 area.

260 Mr. Minks stated that he agreed with other members in that the sign did not need to be 40 feet
261 tall and that bollards were needed. He also asked Mr. Tocco to explain the masonry system and asked
262 how thick the brick would be. The petitioner stated the brick was full-brick, 8" thick and was not a
263 veneer. Mr. Tocco noted that their hours of operation were from 6 – 10 and closed on Sundays.

264 Discussion was had regarding location and size of the sign. The petitioner stated that since the
265 site was in an odd "V" location, they do not have the visibility that Burger King and McDonalds have.
266 With limited road frontage, they hope to maximize their signage. Mr. Tocco asked if reducing the
267 height of the sign to 25', but working with staff to keep it at a suitable location would be an acceptable
268 solution. Several members stated that they could agree to that.

269 Mr. Baranowski commended Chick-fil-A on the design of their "isolated" drive through lanes.
270 Customers do not walk out into the lanes of traffic and cars exit at the rear of the building. This design
271 is much safer for residents.

272 Chairman Stock moved to recommend approval for a Special Use Permit at 1 Flower Valley
273 Shopping Center (Chick-fil-A) to allow for a sit down, carry-out, drive through restaurant in an existing
274 B-3 Zoning District, with the following stipulations:

- 275
- 276 1. Development shall contain a 5,000 s.f. restaurant with parking, drive through canopy,
277 parking, lighting, landscape and all development shall be consistent with the attached plans:
 - 278 a. RA Smith plans: C00 dated: 12/27/17; C001, C100 and C101 dated 12/28/17.
 - 279 b. HR Green plans dated 12/12/17: C200, C300, PS100, L100 and E-603.
 - 280 c. Chick-fil-A Concept Plans for exterior materials: Con-B, 3D, elevations and floor plan
281 dated 2017 March.

- 282 d. 'Face to Face Concept' Canopy plans T0.0, T0.1, A3.1, A3.4, A4.0, A4.1 dated 9/26/17.
- 283 e. Shopping Center Ground Sign: Location A, dated April 19, 2017.
- 284 f. Proposed ground sign shall be 25' tall.
- 285 g. Proposed protection for exterior seating shall be as approved by Building Commissioner.
- 286

287 2. Abolishes any Special Use/Permit for existing shopping center sign to be removed and
288 replaced under these plans.

289

290 PROJECT COMPLETION

291

292 Construction shall start within 60 days of the issuance of building permits, and the structure shall
293 be completed in accordance with the plans within 360 days of start of construction.

294

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

297

298 The next scheduled Planning and Zoning Meeting is scheduled for Monday, February 5, 2018.
299 Chairman Stock moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting
300 adjourned at 9:15 p.m.

301

302

303

304

Anita Moore, Deputy City Clerk