

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

April 17, 2023

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CITY OF FLORISSANT



The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Monday, April 17, 2023 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Lou Jearls, Lee Baranowski, Allen Minks, Steve Olds, and Dan Sullivan. John Martine and Robert Nelke were excused. Also present was Phil Lum, Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Chairman Olds moved to approve Meeting Minutes of April 3, 2023 with a correction to line 41, seconded by Jearls. Motion carried.

Announcements/Comments

Allen Minks noted St. Louis County is limiting car washes to 1 per mile within the County limits. He asked if Florissant would be considering the same since the city has the most car washes per capita. Phil Lum noted the definitions are outlined in the County Code changes which are the same the City's current definitions and no distance restrictions were noted.

New Business

Item 1 2678 N. Highway 67 (Dairy Queen)

PZ041723-1 Approved – Ward 9

Request approval of exterior remodel including repainting of legally painted brick in a 'B-3' Extensive Business District.

Phil Lum, Building Commissioner, noted the approval of remodeling from the Planning and Zoning Commission would change the existing color on the exterior and the City Council would then have to approve only the change of brick color by Ordinance. Chairman Olds clarified they would not be painting the color of the brick. David Greer, owner, noted the business had a major remodel 10 years ago and the Dairy Queen franchiser mandates certain updates for franchisees. Don Torretta, contractor, noted the orange, black, and stone would be remaining the same and most of the painting would be a

grey toned color. Mr. Torretta noted the paint would be either Benjamin Moore or Sherwin Williams with long-lasting color. Mr. Greer noted Dairy Queen Corporation sent in the design and is requesting the specific changes be made.

Chairman Olds made a motion for the Planning and Zoning's approval of exterior remodel including repainting of masonry with color change as depicted in Elevations 1 – 3.

The motion was seconded by Minks. On roll call the Commission voted: Jearls yes, Baranowski yes, Minks yes, Olds yes, and Sullivan yes. Motion carried.

Item 2 171 Flower Valley Shopping Center (Ollie's)

PZ041723-2 Approved – Ward 9

Request approval of signs over 40 s.f., but less than or equal to 100 s.f. in a 'B-3' Extensive Business District.

Phil Lum stated the business is requesting a sign similar to the Planet Fitness sign found on the side of the building which face N. Hwy 67 as well as 2 signs over 40 s.f. on the front of the building. Tom Kumpis, sign designer, stated the elevations are shown to scale.

Chairman Olds made a motion for approval of wall signs of over 40 s.f. as shown on attached sign design plans attached.

The motion was seconded by Sullivan. On roll call the Commission voted: Jearls yes, Baranowski no, Minks yes, Olds yes, and Sullivan yes. Motion carried.

Adjournment

Chairman Olds stated the next meeting will be held on Monday, May 1, 2023 at 7:00 p.m.

Mr. Sullivan moved to adjourn the meeting, seconded by Jearls. Motion carried. Meeting adjourned at 7:55 p.m.

Savanna B Burton

Savanna B Burton, Deputy City Clerk, MRCC