

CITY OF FLORISSANT



November 25, 2019

LANDMARK AND HISTORIC DISTRICT COMMISSION MINUTES

The Landmark and Historic District Commission (LHDC) of the City of Florissant met at the Florissant City Hall on Monday November 25, 2019 in the 2nd conference room at 6:30 p.m., with Kent Miller as chair.

INTRODUCTION AND WELCOME

Commission members introduced themselves along with staff members, Phil Lum, Building Commissioner, Dianne Lehmann, recording clerk, Kent Miller-Chair, , Dan Call-member, Christine Keil-member, Gary Meyer- member, Patty Sosa-member, Steve Siebe-member, Steve Gettemeier, John Hulling

ROLL CALL

Gary Meyer, Patty Sosa, Kent Miller, Steve Siebe, and Christine Keil were in attendance. Dan Call. The meeting was called to order.

APPROVAL OF MINUTES

Kent Miller asked if the commission had opportunity to review the minutes submitted. Gary Meyer made a motion to approve, seconded by Steve Siebe. All approved and motion carried, minutes were approved.

Kent Miller made a motion to move old business to be continued to the January 2020 meeting. Gary Meyer made a motion to approve the motion Seconded by Steve Siebe. All in favor.

At this time Kent Miller asked if the commission would consider hearing new business to hear Old Town Partners' request for a COA prior to other business.

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45 **NEW BUSINESS**
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47 **Item 1 Steve Gettemeier, representing Friends of Old St Ferdinand Shrine at 1 rue**
48 **St. Francois is requesting a COA for a fence to be installed around the cell**
49 **phone equipment that would act as screening. Replacement material will be**
50 **wood stained natural**
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52 Steve Gettemeier, representing Friends of Old St Ferdinand Shrine at 1 rue St.
53 Francois is requesting a COA for a fence to be installed around the cell phone
54 equipment that would act as screening. Replacement material will be wood
55 stained natural. Steve met with Phil Lum explained to him that the fence needed to
56 be old and timely. The lawyer told Steve that the fence was owned by T Mobile.
57 Steve stated that he needs approval from the Commission before he can present his
58 ideas to the T-Mobile people. He discussed an idea of a cedar fence but the
59 maintenance would be atrocious. He came up with a suggestion to plant
60 Armivities around it, planted close together, in lieu of the wood to hide the white
61 vinyl fence. This would cut down on the maintenance. He asked for the
62 Commissions thoughts on this. Phil Lum stated that the problem with the vinyl
63 fence was that the equipment is taller than the fence. The Commission stated that
64 they would need to determine the specifics of the plants. How far apart should
65 they be planted? How tall should they be? The Commission does not like the
66 white vinyl fence so this would hide the fence.
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68 Several Commission members felt it was a great idea and discussed the
69 suggestion. One of the members explained how this idea was implemented at
70 Lindenwood. They discussed planting them approximately 3 feet apart but the
71 suggestion was made to speak with a professional at a nursery. Kent Miller
72 suggested taking a vote on the issue. Dianne Lehmann stated that the application
73 would need to be amended. A motion was made to continue and amend the request
74 by St. Ferdinand Shrine. The request should include information from a
75 professional landscaper to determine the specifics of planting for screening
76 purposes. Motion was made by Gary Meyer seconded by Steve Seibe. Chris Keil
77 abstained as she is a member of the St. Ferdinand Shrine Board. Motion was
78 approved.
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83 **Item 2 John Hellmann from Ad Media requested a variance to be granted for the**
84 **installation of a sign at 800 rue St. Charles. Sign will be a 3'x13'4" non-**
85 **illuminated sign advertising Laurenti Automotive.**
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John Hellmann from Ad Media Signs is requesting a variance to be granted for the installation of a sign at 800 rue St. Charles. Sign will be a 3'x13'4" non-illuminated sign advertising Laurenti Automotive. This is a new tenant that will be continuing the same use at the building therefore he can continue as a legal non-conforming use.

Phil Lum presented that this is a residential area in the historic district. Gary Meyer asked if the sign would have lights with the answer being no. Patty asked if the sign was the same size as the existing sign and John answered that it was slightly larger. No concerns with the commission as far as the installation and size of the sign so Kent Miller accepted a motion to approve the sign. Patty Sosa made a motion to approved the sign application as submitted seconded by Gary Meyer Motion was approved.

Item 3 Request COA from Michael & Ann Smith, representing EMASS at # 699 rue St. Francois. The Smiths are asking for recommended approval from LHDC to Planning & Zoning to change the current zoning code in the Old Town Historic District. The change would be to add state substance awareness, traffic offender programs, other counseling services, and probation to the current list of permitted uses.

Commented [DL1]:

Phil Lum asked if he could present the information from Planning & Zoning before the request was heard. Phil wanted to make sure that LHDC understood that the request from EMASS has already gone before Planning & Zoning and was recommended approval by Planning & Zoning but Planning & Zoning wanted to get a recommendation by LHDC. P&Z is not looking for an approval on this request but comments from LHDC. These comments will be passed to council.

Gary Meyer asked if Planning & Zoning recommended approval for the changes in the Historic District to allow these specific activities in the Historic District. The change would be to add state substance awareness, traffic offender programs, other counseling services, and probation counseling to the current list of Special Uses. Kent asked if we could vote to approved the changes to the Zoning code and Phil answered yes.

At this time Michael & Ann Smith, representing EMASS explained that EMASS was a name of the business they own that is a part of the SATOP program. (Substance Awareness Traffic Offender Program). Michael Smith explained that EMASS has been around the City of Florissant for almost 25 years moving from the Florissant Oaks shopping center on Lindbergh and purchasing the building at 699 Rue St. Francois putting some \$225,000. into the building that has been vacant for over 6 years.

MR. Smith noted that there is parking and other counseling services nearby that are similar in nature. EMASS has never had a report or problems with Florissant Police as long as they have been part of the community.

Gary Meyer asked specifically what LHDC is being asked to do. Phil answered that LHDC was being asked by Planning & Zoning to recommend to Council that this be an allowed use in the Historic Business District. Patty Sosa was very supportive of this business being allowed to open. Gary Meyer asked the other commission members if they believed that this is the direction the Historic Business District want to head. He explained that he was not against what EMASS does for it's clients but he does have a problem with where they want to operate the business. He read from the SATOP website what their client base was he felt strongly that this was not a good fit for the historic business district.

Mr. and Ms. Smith explained that they do not service harden criminals but many of their clients are not bad people. Gary said he understands who they are and what they do but he does not feel this is a good fit for the historic business district and the direction we are wanting to go. Gary feels this would hinder future businesses from wanting to move here. Kent Miller said he had no problem with the business, they have been operating for 6 weeks with no problems.

Chris Keil made a motion that we do not recommend to Planning & Zoning to allow for a zoning change to the Historic Business district. Seconded by Gary Meyer. A vote was taken, Kent Miller -no, Patty Sosa – no, Dan Call – no, Steve Siebe – yes, Gary Meyer – yes, Chris Keil – yes. It was a tie vote but 4 votes were required to change the motion.

LHDC is referring this to Council for the public hearing. The recommendations for LHDC is not approval. LHDC does not approve zoning changes but can comment on items presented to them.

Item 4 Review and approve the Annual Report to submit to SHPO.

Dianne Lehmann asked if everyone could take a moment to review the report so it could be submitted to SHPO by the end of the month. Chris Keil made a motion that we accept the report as submitted seconded by Gary Meyer. All approved and annual report will be submitted to SHPO as reviewed.

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OLD BUSINESS

**Item 1 Discuss the grant application approval to host the Missouri Struggle for
Statehood traveling exhibit.- Staff asked that Old business be continued until
January 2020 meeting.**

Miscellaneous Business

Announcements / Comments

No further business was required so a motion was made by Dan Call to adjourn the
meeting seconded by Gary Meyer. Meeting adjourned.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted:
Dianne Lehmann Recording Clerk