

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, June 19, 2023

The Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 19, 2023 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On Roll Call the following members were present: Dan Sullivan, Lou Jearls, Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke, and John Martine. 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.

II. Approval of Minutes

Commissioner Baranowski requested clarification on line 90 to note there would only be one dumpster on the property. Chairman Olds made a motion to approve the minutes from June 5, 2023 as amended. The motion was seconded by Baranowski, motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ-060523-1 Ward 3 - 4 Bruce Drive
Darren Hoefer
11280 Tesson Ferry Rd 209
St. Louis, MO 63128

Request Approval of changes in the Site Development Plan, to allow for parking lot changes and a trash container screen in an existing 'R-6' Multiple Family Dwelling District. (Nothing received, staff recommends continuance to 7/17/23)

Phil Lum, Building Commissioner, noted he was unable to review the diagram presented and the engineer needed more clarification from the petitioner to create the corrected plans. Mr. Lum noted the diagram shows 4 landscaped islands, a change of the trash enclosure location, and lights on the buildings. Commissioner Baranowski noted concerns with the dumpster size with the number of occupants. Mr. Lum stated if the trash enclosure or dumpsters are overflowing, the property manager/owner will be notified and will need to schedule more regular pick-ups. Darren Hoefer, petitioner, stated St. Louis County Code Section 1003.169 does not have a minimum lighting standard for residential properties. Chairman Olds stated the diagram does have everything they have asked for, but it is not an engineer drawing as it needs to be. He noted concerns with the buildings in the east being torn down and darkening the parking lot in the east region of the property and it

would be difficult to approve this request with staff recommending a continuance. Mr. Lum asked the petitioner to create a landscape plan with clear information regarding the islands, frontage trees, and shrubs around the building as well as creating a lighting/photometric plan. Commissioner Baranowski requested the possibility of adding a handicapped spot in front of the building marked as #2 on the plans. Mr. Hoefer noted the buildings have enough room on the corners to add lighting without disturbing the residents.

Chairman Olds made a motion to continue the request for approval to the meeting on July 17, 2023.

The motion was seconded by Martine. On Roll Call, the Commission voted: Sullivan yes, Jearls yes, Baranowski yes, Minks yes, Olds yes, Nelke yes, and Martine yes.

VI. New Business

PZ-060523-2 Ward 3 - 225 N Highway 67

Joe Dale, Architect
743 St. Mary's Road
Villa Ridge, MO 63089
Glenn Travers, GMT

Request ratification of a minor change to a Site Development Plan in a 'B-5' Ordinance No. 6166 (as amended by Ord. 7536, Ord. 7631, Ord. 7941, Ord. 8080, 8218 and 8545) to allow for a change in the screen fence height.

Mr. Lum stated the inspector asked the builders to stop construction on the fence as it was not the 8-foot-tall fence on the site development plan. The petitioners have asked for a 6-foot fencing with screening to replace the 8-foot fence. Chairman Olds verified the fence was still in the exact same location and material, just a shorter fence. Mr. Lum noted landscaping is often considered a minor change, but the Commission can request the fencing go before the City Council under their recommended approval. Commissioner Martine verified the fence only had to be 6 feet tall.

Chairman Olds made a motion for ratification of a minor change in the Site Development Plan to amend a 'B-5', Ordinance No. 6166 (as amended by Ord. 7536, Ord. 7631, Ord. 7941, Ord. 8080, 8218, and 8888) to allow for a screen fence height change at 660 Charbonier as shown on the attached plans SP-1 and SP-2, dated 6/4/23, by Joe A. Dale NCARB, Architect for the 'B-5' Zoning District and car sales for the parent establishment located at 225 N Highway 67, in accordance with the plans submitted: and the following restrictions to be part of the record.

The motion was seconded by Sullivan. On roll call, the Commission voted as follows: Sullivan yes, Jearls yes, Baranowski yes, Minks yes, Olds yes, Nelke yes, and Martine yes.

PZ-0605-23-3 Ward 3 - 225 N Highway 67

Joe Dale, Architect
743 St. Mary's Road
Villa Ridge, MO 63089
Glenn Travers, GMT

Request Recommended Approval to amend a 'B-5', Ordinance No. 6166 (as amended by Ord. 7536, Ord. 7631, Ord. 7941, Ord. 8080, 8218 and 8545), to allow for a change in screen fence height located at 225 N Highway 67, located in an existing 'B-5' Planned Commercial District.

Chairman Olds made a motion for item 3 to be removed from the agenda as the request was resolved under Item 2.

The motion was seconded by Jearls. On roll call, the Commission voted as follows:
Sullivan yes, Jearls yes, Baranowski yes, Minks yes, Olds yes, Nelke yes, and Martine yes.

VII Adjournment

Chairman Olds stated the next meeting will be held on Monday, July 17, 2023 at 7:00 p.m.

Mr. Nelke moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at 8:07

p.m.

Adjourned at 8:07

Respectfully submitted,

Savanna B Burton

Savanna B Burton, CMC/MRCC

Deputy City Clerk