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CITY OF FLORISSANT



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

February 4, 2019

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
Approval of Minutes	
Adult Day Care 119 Flower Valley Shopping Center	Page 3
Adult Day Care 58 Grandview Shopping Center	Page 4
`Amendment to the Sign Code	Page 5

39
40
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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

February 4, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, February 4, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Robert Nelke, Allen Minks, Steve Olds and Tim Lee. John Martine, David Smith and Lee Baranowski were excused. Also present was Anita Moore, Deputy City Clerk and Phil Lum, Building Commissioner. 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 the Meeting Minutes of January 7, 2019, seconded by Minks. Motion carried.

73 **New Business**

74

75 **Item 1 Adult Day Care**

76 **PZ020419-1 119 Flower Valley Shopping Center**

77 **Recommend Approval - Ward 9**

78 Request recommended approval for a Special Use Permit to allow for an Adult Day Care in an
79 existing B-3 Zoning District.
80

81 Mr. Lum gave a brief overview of the history of the site. The shopping center is currently
82 occupied by several tenants and the Shop & Save is vacant. The application was accompanied by a
83 site plan and a floor plan showing a gathering/activity room, two office spaces, kitchenette, vestibule
84 and one toilet. No exterior changes or outside equipment are anticipated to be made or installed. No
85 new signage is currently being proposed. Mr. Lum stated that if, the total number of occupants per the
86 building code exceeded 15, a second restroom (one for each sex) and a drinking fountain would be
87 required. The petitioner would also be required to abide by State regulations.

88 Mr. Derek Kemp, contractor, was unaware of the second bathroom requirement. He stated that
89 he would install the other bathroom but the plans that he had submitted this evening would have to be
90 revised. He would submit the revised plans to Mr. Lum. Mr. Lum informed the petitioner that *both*
91 bathrooms would have to be accessible. Mr. Kemp stated that he has already included a drinking
92 fountain on the current plans.

93 Chairman Olds moved to recommend approval for a Special Use Permit to allow for an Adult
94 Day Care at 119 Flower Valley Shopping Center in an existing B-3 Zoning District with the following
95 stipulations:

- 96 1. That accessible men and women’s restrooms and drinking fountain to be installed.
97

98 **PROJECT COMPLETION**

99 Construction shall start within 60 days of the issuance of building permits and the structure shall
100 be completed in accordance with the plans within 180 days of start of construction.

101

102 The motion was seconded by Minks. On Roll Call the Commission voted: Nelke yes, Martine absent,
103 Lee yes, Smith absent, Baranowski absent, Minks yes and Olds yes. Motion carried.

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Item 2 Adult Day Care
PZ020419-2 58 Grandview Plaza Shopping Center
Recommend Approval - Ward 7

Request recommended approval for a Special Use to allow for an Adult Day Care in an existing B-5 Zoning District.

Mr. Lum gave a brief overview of the history of the site, informing the Commission that the site is within a B-5 Planned Commercial Zoning District. He listed the surrounding properties and their corresponding zoning districts. Mr. Lum stated that no outside equipment or exterior changes to the site are anticipated. The total number of occupants per the building code exceeds 15 and a second restroom (one for each sex) and a drinking fountain are required.

Per Section III of the Staff Analysis, Mr. Lum stated that Permitted Uses are those in the B-3 District per Ord. No. 5239. Special Uses for this zoning district also includes Adult Day Cares.

Nicole Williams and Patrice Hall, petitioners, appeared before the Commission. Ms. Williams stated that she will comply with the City’s Building Code requirement of a second bathroom and a drinking fountain. She stated that the hours of operation would be 6 a.m. until 6 p.m. They will service disabled adults as well as the elderly. Ms. Williams currently operates an adult day care facility in the city and would like to open this one in Florissant, with plans to eventually relocate their entire business to Florissant.

Chairman Olds moved to recommend approval for a Special Use Permit to allow for an Adult Day Care at 58 Grandview Plaza Shopping Center in an existing B-5 Zoning District with the following stipulations:

1. That accessible separate men and women’s restrooms and drinking fountain to be installed.

PROJECT COMPLETION

Construction shall start within 60 days of the issuance of building permits and shall be completed in accordance with the plans within 180 days of start of construction.

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

141 **Old Business**

142

143 **Item 1 Amendment to the Sign Code**

144 **PZ061818-2 Postponed to 2/19/2019**

145 Requests recommend approval to amend the sign code including regulations for
146 digital signs.
147

148 Chairman Olds stated that although they would be discussing the sign code this evening, he will
149 be postponing this item until they receive input from the entire Commission.

150 Mr. Minks stated that after reading the information submitted regarding digital signs in other
151 municipalities, ten seconds seemed to be a common time frame. He was not in favor of relating the
152 digital time frame to the speed limit. Mr. Minks also stated he would like to discuss the intensity of the
153 sign in relation to the background light.

154 Mr. Nelke suggested using the term “foot candles” in lieu of “NITS” in order to make
155 enforcement and detection easier. He also suggested limiting the height of letters to not less than 5”.

156 Mr. Lum stated that enforcement on digital signs can be difficult. He added that the city
157 attorney suggested that violators be sent directly to the circuit court instead of the Florissant Court
158 which has a slower process.

159 Chairman Olds stated that he would be in favor of limiting the size of a digital sign to 40 square
160 feet. He also stated that if 10 second timing became a requirement, then transitioning and fading would
161 be eliminated. Members had no problem with their elimination. All members present also agreed that
162 digital signs should dim at night, regardless of zoning district, and that no digital signs be allowed in
163 the Historic District.

164 Mr. Mink stated that he would like to discuss extending the 10 second change when
165 approaching an intersection. Mr. Lee stated that he would not be in favor of the time extension. He
166 asked what would be considered an intersection: a stop sign or signalization.

167 Discussion was had regarding signs that hang *inside* the windows of various businesses and
168 whether they should be regulated.

169 Chairman Olds enumerated the highlights of discussion:

- 170 • 10 second transition up to a 1 second black screen in between
- 171 • Dimming at night
- 172 • Using the term “foot candles” in lieu of “NITS”
- 173 • No change for speed limits

- 174 • No digital signs in Historic District
- 175 • Limiting the height of letters to not less than 5 inches
- 176 • Change timing when approaching intersection – **continue discussion**
- 177 • Limiting the size of digital signs to 40 square feet – **continue discussion**
- 178 • Factory settings must conform to Sign Code

179

180 Chairman Olds asked Mr. Lum to present a working draft including the proposed changes, at the
181 next meeting for continued discussion.

182 Chairman Olds moved to postpone the request for “Amendments to the Sign Code” until 2/19/2019,
183 seconded by Nelke. Motion carried.

184 Mr. Lee moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting adjourned at
185 9:46 p.m.

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Anita Moore, Deputy City Clerk