

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

April 15, 2019

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April 15, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, April 15, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds, Tim Lee, Robert Nelke and John Martine (excused at 7:50). David Smith was excused. Also present was Phil Lum, Building Commissioner 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 Olds moved to amend the Meeting Minutes of April 1, 2019, line 92 to replace Cross Keyes Shopping Center with Shoppes at Cross Keys and line 191 to replace Nelke with Lee, seconded by Lee. Motion carried.

Chairman Olds moved to approve the amended Meeting Minutes of April 1, 2019, seconded by Baranowski. Motion carried.

Miscellaneous

Mr. Lum stated that at the last Planning and Zoning Meeting, the Landmark Historic District Commission had recommended that Planning & Zoning recommend to the City Council to update the City's Comprehensive Plan and Preservation Plan. He was informed by the administration that the appropriate time to present this request was at budget time, usually in the fall.

New Business**Item 1 Ross Store****PZ041519-1 13995 New Halls Ferry Road****Recommended Approval - Ward 9**

Phil Lum, Building Commissioner, presented the staff report for this request. Although a clothing store is a permitted use in a B-5 Zoning District, this request involves exterior changes to the site plan and elevations. He stated that the revised items include the location of a screened loading area and trash compactor on the north side of the building, as well as wall and window alterations. The location of the proposed store is the old Barnes and Noble Book Store.

There is an existing thick stand of trees along the north property line between the parking lot which serves Schnucks and traffic adjacent to the highway. It appears that alteration will not affect the existing screening, but an island at an internal intersection is reduced in size to accommodate truck traffic. The petitioner would prefer the dock location as indicated on the plans because Ross prefers the arrival of new stock at this location. The trash compactor is shown next to the dock area. Mr. Lum noted that the trash container must be screened from view from the public right-of-way and/or from residentially zoned property.

The existing curved tower with signage and flanking towers are being kept, and window areas are to be infilled with EIFS. The store front remains in similar theme and materials. More opaque glass will be added. A metal earth tone colored screen is intended to screen the trash container and dock area. The 40' setback line is indicated on the plans.

Chairman Olds asked how the site circulation of Ross's delivery trucks would interact with Schnuck's delivery trucks. He also questioned whether there was enough turn around room for the large trucks. Mr. Lum indicated another, wider entrance near Raising Canes which could be used.

Mr. Lum stated that new signs are shown on three sides. Mr. Baranowski questioned the size of the signs which seemed quite large. Mr. Lum stated that the large sign in front appears to exceed the 100 square foot requirement. Considerable discussion was had regarding the size of various signs within the shopping center.

The petitioner indicated that the existing "bands" on the front of the building will be changed to blue. Staff informed the petitioner that painted brick would not be acceptable and that possibly the blue color could be made of some synthetic material.

Petitioners Wilson Waggoner and Brian Nast appeared before the Commission. In regard to the blue bands at the front of the building, Mr. Waggoner explained that they will provide a synthetic,

aluminum or fiberglass material to cover the existing bands. They will not paint them. Blue bands are one of Ross's main prototypical features.

Mr. Waggoner stated that they do not yet have the dimensions for the signs. Chairman Olds stated that if any of their signs were over 100 square feet, they would need to come back to Planning & Zoning for the Commission's recommendation. Considerable discussion was had as to the size of the various signs.

Mr. Minks asked if the petitioner could extend the wall of the trash enclosure by approximately 6 feet so as not to be seen and which could eliminate any need for the doors. Elimination of the gate prevents the door from being left open, which happens frequently in commercial areas, and would solve visibility issues. The petitioner stated that he didn't think that would be a problem. The color of the screening will be a darker brown for the trim and lighter beige for the main area.

In regards to landscaping, they will be adding trees and shrubs and eliminating 2 islands. Overall, the foliage numbers will increase.

Mr. Minks asked if the trucks would have enough room to be able to swing in to the loading dock. The petitioner pointed out the truck entry route and stated that the turning radius worked when tested. Mr. Minks also asked if a study had been done on the pavement thickness to ensure that the concrete can withstand the delivery trucks traffic. Mr. Minks asked Mr. Lum to check to see if the parking lot concrete can withstand the proposed traffic.

Mr. Nelke asked the petitioner how many, and when, truck deliveries were received. Mr. Nast responded that Ross received their deliveries after hours, right after closing time, or early morning before the store opens. They receive approximately three deliveries a week.

Chairman Olds moved to recommend approval to amend a 'B-5' Ordinance No. 6669 (as amended by ordinances #6797, #6844, #6861, #6961, #7019 and # 7088) to allow for a new clothing store with exterior changes at 13995 New Halls Ferry (Ross Store #2222) in a 'B-5' Zoning District, according to the proposal prepared by the petitioner as described in related documents presented and according to the attached drawings: B1 Vehicle Turn Movements dated 04/01/19, A3.0 Exterior Elevations Option B alt. dated 04/03/19, B1 Demo Plan dated 04/03/19, B2 New Floor Plan dated 04/01/19, 4 Color Renderings by Casco+R5, and the following additional requirements:

1. TRASH SCREENING

- a. Trash compactor area shall be screened from view from any public right-of-way or residentially zoned property.
- b. Trash compactor area for 13995 New Halls Ferry shall be screened using existing landscaping, pre-finished, metal louvers and gates by 'Ametco' in complimentary standard colors or additional landscaping as required by the Building Commissioner.

140
141 **2. GENERAL DEVELOPMENT CONDITIONS.**
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143 a. Unless, and except to the extent, otherwise specifically provided herein, development
144 shall be effected only in accordance with all ordinances of the City of Florissant.

145
146 b. The Department of Public Works shall enforce the conditions of this ordinance in
147 accordance with the Site Development Plan approved and all other ordinances of the
148 City of Florissant.

149
150 3. Signage on side and rear sides not to exceed 100 sf.
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152
153 **4. PROJECT COMPLETION.**

154 Construction shall start within 90 days of the issuance of building permits for the project and
155 shall be developed in accordance of the approved final development plan within 12 months
156 of start of construction.
157

158 The motion was seconded by Lee. On Roll Call the Commission voted: Smith absent,
159 Baranowski yes, Minks yes, Olds yes, Nelke yes, Martine absent, Lee yes. Motion carried.
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161
162 **Old Business**

163
164 **Item 2 Smoke and Sip**

165 **PZ-010719-5 411 rue St. Francois**

166 **Recommended Approval - Ward 6**
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168
169 Phil Lum, Building Commissioner, presented the staff report for this request. The petitioners
170 are requesting approval to allow for a fabric enclosure to be constructed around an existing pergola
171 structure on the patio.

172 Mr. Lum stated that the City Attorney agreed that a fabric structure would indeed inhibit noises
173 generating from the patio. He further advised that any establishment consistently in violation of city or
174 county noise ordinances must be cited by police, then, if after a period of time of continuing noise
175 problems, he could resolve the problem by filing an injunction at the County level to intervene.

176 Mr. Lum stated that Mr. Bowlson, petitioner, had obtained a parking access agreement with
177 Riviera Plaza which the Commission had required. They now have 30 additional parking spaces,
178 more than the required parking.

At the last meeting, the Chairman had requested the number of summonses that had been issued to Smoke and Sip. Mr. Lum stated that there were none. He added that the number of complaints regarding Smoke and Sip are about the same number as Bunkers.

Mr. Lee stated that he knew the prior owner of this establishment when it was a bistro and the bistro hired a single guitarist to play on Friday nights. They too received the same type of "noise" complaints every weekend from the same individual.

Mr. Bolson explained that they decided to use the same material that other bars in the area use. The panels are not stationary and can be rolled up and down as necessary. In response to Chairman Old's question, Mr. Wilson Waggoner responded that the color of the canvas would be "teak" and he showed a swatch of the color. The roofing material of the patio enclosure is sturdy and has been checked by engineers to be safe. The windows are called "dense glass", are flexible, and can be rolled up and down with the panels.

Chairman Olds moved to recommend approval to amend the Special Use, Ord. No. 8394, as amended by Ordinance No. 8412 and as depicted by the plan submitted, which indicates the use of the property as a cigar bar with indoor and outdoor seating being a maximum of 49 indoor and 28 outdoor, for a total of 77 maximum, subject to the regulations of the HB Historic Business District and the following additional requirements:

Amend Ordinance No. 8394, Section (1) to add the following additional requirements:

4. Pergola shall be enclosed as shown on Lawrence Fabric Structures sheet 1 of 1 dated 4/11/19 which indicates as fabric roof structure and fabric roll up panels.

5. Occupants are limited to a maximum of 49 persons for indoor seating and a maximum of 28 for outdoor seating within the fabric structure for a total of 77 customers and 6 employees for the maximum occupant load.

4. PROJECT COMPLETION.

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

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

Mr. Lum stated that the City Attorney, John Hessel, will be attending the May 6th meeting in order to discuss revisions to the sign code. Chairman Olds asked Mr. Lum to make sure that Mr. Hessel had a clean copy of the sign code, including all of the changes that the Commission has proposed up to this point. The sooner he could get that copy to the City Attorney, the more time he will have to review it.

Mr. Nelke moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting adjourned at 8:51 p.m.

Anita Moore, Deputy City Clerk