

CITY OF FLORISSANT



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

June 17, 2019

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 17, 2019 at 7:00 p.m. with Chairman Olds presiding.

**Roll Call**

On Roll Call the following members were present: Steve Olds, Robert Nelke, John Martine, Tim Lee, David Smith, Lee Baranowski and Allen Minks. Also present was Phil Lum Building Commissioner, Anita Moore Deputy City Clerk and City Attorney John Hessel. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

**Approval of Minutes**

Chairman Lee moved to approve the Meeting Minutes of June 3, 2019, seconded by Martine. Motion carried.

**New Business****Item 1          Discussion with City Attorney, John Hessel****Old Business****Item 2          Amendments to the Sign Code****PZ-061818-2   Continued to 7/15/2019**

Mr. Hessel presented to the Planning & Zoning Commission a red-lined draft of proposed changes to the sign code. He reviewed the primary suggested changes with regards to digital and illuminated signs. He noted that many of the changes were borrowed from other municipalities where the changes have been deemed successful. The underlying premise in regulating digital signs is because they have been shown to cause traffic hazards. The city cannot deviate from that standard and must meet the criteria. Mr. Hessel suggested giving preexisting signs 180 days in order to come into compliance.

Considerable discussion was also given to the clarification of the definitions of Directional, Ground, Window, Monument and Freestanding Signs as well as Logos and painted signs. Zoning districts and consistency of various sign sizes were also reviewed.

Mr. Hessel invited the Commission to discuss, reflect upon and revise the red-lined draft where they felt necessary and forward the suggestions to the rest of the Commission members and to him for a revised draft.

Chairman Olds moved to postpone discussion of "Amendments to the Sign Code" to 7/15/19, seconded by Smith. Motion carried.

**Item 3          Just One Taste****PZ061719-3   17-18 Patterson Plaza Shopping Center****Recommended Approval - Ward 4**

Phil Lum, Building Commissioner, presented the staff report for this request. The proposal is to add an outdoor cooking area and expand the existing carryout restaurant into the adjoining space to add a sit down restaurant. The outdoor smoker will be enclosed and located behind the building as indicated

on the architectural plans. A vinyl screening fence is included in the plans which appears to be sufficiently far enough away from the smoker. The parking is compliant. Mr. Lum added that the petitioner reached out to the neighborhood and submitted the signatures of the neighbors who live on the street behind the restaurant who support the proposal. The adjoining businesses also support the restaurant. The Fire Marshal and Public Works will inspect the driveway at the rear of the site to ensure that there is sufficient room for emergency vehicles.

Mr. Jerome Buggs, owner and Brian Ivy, architect appeared before the Commission. Mr. Buggs stated that he and Mr. Ivy have measured the width of the rear drive and it is definitely 30 feet, plenty of room for the fire lane. The petitioner stated that he has been talking to the owner of Mann Meats, and Mr. Bugg's smoker will be the exact replica of Mann Meat's smoker, only slightly smaller. With his catering business and an increase in carry-out customers, he needs to expand his business. He also explained that there are dampers on the smoker. The smoker will be on a trailer and will be wood fueled.

Mr. Lee reminded the petitioner to get the variance from St. Louis County because it can take a while to get issued. Mr. Buggs stated that he was aware of St. Louis's County requirement, but needed Florissant's approval first. Mann Meats will provide BBQ to his restaurant until he has complied with all the Florissant and St. Louis County requirements. Mr. Buggs stated that he was not asking for outside seating, although there were several chairs and a table outside the restaurant. He will remove them. Mr. Lee informed the petitioner that flag advertisements were not allowed.

Chairman Olds moved to recommend approval to amend Special Use Permit No. 8115 to allow for expansion of a carry-out restaurant to a sit-down, carry-out restaurant at 17-18 Patterson Shopping Center (Just one Taste) with exterior smoker in a B-3 Extension Business District, as depicted by the attached drawing completed by Idea Architects, dated 5/14/19 Floor Plan and 6/5/19 Site, with permitted uses allowed being a sit-down restaurant with carry-out service and screened outdoor smoker area, and the following additional requirement:

**PROJECT COMPLETION.**

Construction shall start within 30 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 Martine. On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith yes, Baranowski yes and Minks yes. Motion carried.

**Item 4 Façade Improvements****PZ-061719-4 3230 Parker Road****Approved - Ward 8**

Phil Lum, Building Commissioner, presented the staff report for this request. The existing structure on the property has brick and glass exterior walls, shingle mansard, and is in need of the proposed update. The plans include replacement of the shingle mansard roof area with EIFS and metal faced parapet structures and EIFS tower. The proposed changes include two new towers with proposed EIFS and color to be gray/red. Mr. Lum explained that the only items that could possibly be construed as “walls” to be covered with masonry are the tower supports. The plan details indicate that there is a structural column within the tower supports framed and covered with 2” EIFS. This proposal seeks to include stone exterior with EIFS parapet, which is consistent with the masonry ordinance.

Consistency with the ordinance dictates that the portion of the towers below the roof line is deemed to be columns and therefore, need not be entirely masonry. If they are deemed to be column surrounds, then the lower 36” needs to be masonry and act as a plinth for weathering per the ordinance. The detail suggests the column surrounds are engaged to the front wall.

Brian Ivy, architect, appeared before the Commission and stated that the brick is proposed to be stained a light gray in order to blend with the existing building, similar to the staining they did at the Howdershell Road location. Mr. Ivy displayed samples of the proposed color palate for the entire shopping center. His company will run mock-up tests on the various stains to come up with a color that meets Planning & Zoning approval. A separate sign package will be submitted to the Public Works department once the engineers complete their design and wind load calculations. His architectural firm has used Laser cut signage and LED lighting with other municipalities, which modernizes and updates the look of the shopping centers. They are attempting to create uniformity in signage to enhance the aesthetics of the entire shopping center. Chairman Olds stated that he liked the modern color palate and lighting.

Mr. Lum stated that, although the entire request and the color of the brick need approval only from Planning & Zoning, the painting of the brick stipulation requires separate Council approval. No public hearing would be required.

Chairman Olds moved to approve the improvements to 3230 Parker Road in a B-3 Extensive Business District subject to the conditions set forth below with these conditions being part of the record:

1. Plans for permits will be consistent with Rendered Elevations SD 03 dated 2/27/19, plan details 8 & 13/A201, A401, A801 and A802 all dated 6/4/19, attached.

a. The lower 36" portion of the tower column surrounds are to be covered with masonry, per Section 500.040 of the City Code.

2. Should a brick stain be approved by the City Council, the Planning & Zoning Commission recommends a stain compatible with the color scheme presented.

3. Project Completion.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final constructions plans within 6 months of start of construction.

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

Mr. Baranowski moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at 9:16 p.m.

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Anita Moore, Deputy City Clerk