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CITY OF FLORISSANT



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

August 5, 2019

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
GMT	Page 3
Food Truck (2020 Patterson)	Page 4
LaShay’s Banquet Center	Page 4
Sign Code Revisions	Page 5

38  
39  
40  
41  
42  
43  
44  
45  
46  
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**CITY OF FLORISSANT**



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

August 5, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, August 5, 2019 at 7:00 p.m. with Chairman Olds presiding.

**Roll Call**

On Roll Call the following members were present: Steve Olds, Robert Nelke, Tim Lee, Lee Baranowski and John Martine. Allen Minks and David Smith were 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 approve the Meeting Minutes of July 15, 2019 and Special Meeting Minutes of 7/25/2019, seconded by Nelke. Motion carried.

72 **Old Business**

73  
74 **Item 1 GMT**

75 **PZ071519-5 225 N Highway 67**

76 **Recommended Approval - Ward 3**

77

78 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the  
79 proposed site is an auto sales lot owned by Mission Hills Development and was re-zoned to a B-5 in  
80 2010 for a building addition. The existing site has multiple buildings on the property. The petitioner  
81 would now like to allow for a car detailing bay. The building addition is shown having full masonry,  
82 asphalt shingles, bronze finish windows and sectional door, all to match existing.

83 The GMT changeable letter sign has been replaced by a digital sign, which was approved by a B-  
84 5 amendment, Ord. No 7941. The digital sign along Charbonier Road must comply with Ord. No. 8080  
85 restrictions of static images and 10 second display.

86 Mr. Lum stated that since there had been discussion about the sign, he researched the original  
87 building permit which showed the original sign. Subsequently, the Commission passed a B-5  
88 amendment which changed the sign, and a permit was issued with no restrictions. In 2017, the sign was  
89 changed again and a permit for the sign was approved and issued by staff with no restrictions. That  
90 sign is the sign that currently exists on the site.

91 Chairman Olds moved to recommend approval to amend Ordinance No. 6166 (as amended by  
92 Ord. No's 7536, Ord. 7631 Ord. 7941, Ord. 8080 and Ord. 8218) to allow for a Car Detailing Bay  
93 addition in a 'B-5' Planned Commercial District, subject to the conditions set forth below with these  
94 conditions being part of the record:

95  
96 **Changes to Section 2. REQUIREMENTS FLOOR AREA, HEIGHT AND BUILDING**

97 Change Section 2, paragraph a. to read: The auto sales facility shall be of masonry brick  
98 with a total gross floor area not exceeding 4328 square feet and a maximum height of  
99 nineteen (19) feet as depicted on sheets C-1 dated rev. 7/5/19 and A-2 attached, dated 7/5/19  
100 by Joe A. Dale, NCARB- Architect.

101

102 **Changes to Section 6. REQUIREMENTS FLOOR AREA, HEIGHT AND BUILDING**

103 Change Section 6, paragraph e. (1) to read:

104

105 e. **Sign Requirements**

106

107 (1) There shall be one (1) freestanding sign as shown in Exhibit "A", **one post sign with**  
108 **digital display under Ord no. 7941** and all other signage shall be in accordance  
109 with the code of ordinances of the City of Florissant.

- 110 a. **The digital sign under Ord no. 7941, attached** shall have the following
- 111 restrictions:
- 112 i. Digital sign shall display only static images for a minimum of 10
- 113 second intervals. Digital sign shall display no glare, flashing,
- 114 scrolling or animation.
- 115 ii. There shall be no affects between static images displayed.
- 116 iii. The sign shall be dimmable at night to prevent glare.
- 117 iv. Digital sign shall conform to the City’s ordinance regarding digital
- 118 sign code once adopted.
- 119

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

122

123 **Item 2 Food Truck**  
 124 **PZ071519-6 2020 Patterson Road**  
 125 **Postponed to 8/19/2019 - Ward 4**

126

127 Phil Lum, Building Commissioner, stated that he had not heard from the petitioner. He noted that  
 128 he will contact the petitioner in order to see if he wanted his request withdrawn.

129 Chairman Olds moved to postpone the request regarding the food truck located at 2020 Patterson  
 130 Road to 8/19/2019 in order to hear from the petitioner, seconded by Martine. Motion carried.

131

132 **New Business**

133

134 **Item 3 La Shay’s**  
 135 **PZ080519-3 47 Florissant Oaks S/C**  
 136 **Recommended Approval - Ward 2**

137

138 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that  
 139 parking is sufficient. The proposal includes only outside caterers. There will be no cooking equipment  
 140 and all food will be brought in. No alcohol will be allowed. There will be no changes to the site and  
 141 no outside equipment is anticipated. Staff recommends that the rear door be kept closed at all times,  
 142 since a panic bar is required. An audible alarmed panic bar was the suggested solution for the last  
 143 tenant.

144

145 Sean Isaac, petitioner, stated that his target customers will be older individuals, not younger “kids,”  
146 and will not be open past midnight. No alcohol will be allowed to be brought into the venue nor will it  
147 be allowed on site. If he has any issues with an individual attempting to bring alcohol onto the site, he  
148 will call the police if necessary. Also, as the owner, Mr. Isaac plans to attend every event. There are  
149 two full ADA accessible restrooms. The restrooms have recently been remodeled to comply with the  
150 code. He will apply for a sign permit from the Public Works Department which will be less than 40  
151 square feet.

152 Chairman Olds moved to recommend approval of a Special Use Permit to allow for a Banquet  
153 Center in an existing B-3 Zoning District located at 47 Florissant Oaks, with the following stipulations  
154 being part of the record:

155

156 PROJECT COMPLETION.

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

159

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

162

163 Old Business

164

165 **Item 4 Amendments to the Sign Code**

166 **Postponed to 8/19/2019**

167

168 Chairman Olds asked Mr. Lum to submit to the Commission a staff report detailing how many  
169 properties exist in the B-2 Zoning District and if there would be any problem combining them into the  
170 B-3 Zoning District. Mr. Lum stated that there were only three B-2 Zoning Districts, one at each end  
171 of the Historic District and a small pocket on New Halls Ferry Road. Chairman Olds stated that he  
172 would like to consolidate the B-2 and B-3 Zoning districts, since there were so few B-2 properties.

173 Chairman Olds asked Mr. Lum to also provide a clean copy of the Sign Code, with all the  
174 changes to date, and forward it to the Commission and Mr. Hessel. They can then start the next review  
175 on August 19<sup>th</sup> with an up-to-date copy of the sign code. He asked all members to submit any items  
176 they wish to discuss. Once completed, the revised sign code can be sent to Council for their approval.

177

178 Chairman Olds moved to postpone discussion of “Amendments to the Sign Code” to 8/19/19,  
179 seconded by Martine. Motion carried.

180

181 Mr. Martine moved to adjourn the meeting, seconded by Baranowski. Motion carried.  
182 Meeting adjourned at 8:06 p.m.

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Anita Moore, Deputy City Clerk