

CITY OF FLORISSANT



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

October 21, 2019

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Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

October 21, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, October 21, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Tim Lee, David Smith, Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke and John Martine. 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 October 7, 2019, seconded by Lee. Motion carried.

New Business

Item 1 Florissant Valley Health and Rehab

PZ102119-1 1200 Graham Rd

Approved - Ward 5

Request approval of an 86 square foot wall sign in a B-3 Zoning District

Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum stated that according to the code, "Under unusual or special circumstances, the Building Commissioner may permit the erection of signs up to one hundred (100) sf in area not otherwise permitted, but the applicant shall first obtain approval of the Planning and Zoning Commission for erection and maintenance of such non-conforming signs." The proposed sign fits within the gable above the entry to the building and is an open, white lettered sign.

In regards to the suggestion of using a post sign, Mr. Lum noted that the front setback requirements create an unusual situation which will not allow the placement of a post sign along Graham Road.

Considerable discussion was had regarding how large the sign was.

Chairman Olds moved to approve the 86 square foot wall sign proposed at 1200 Graham Road, Florissant Valley Health and Rehab, subject to the drawing submitted by SOI Company attached with the conditions set forth below being part of the record.

PROJECT COMPLETION.

Sign installation shall be completed upon the issuance of building permit and the sign shall be installed in accordance with plans attached within the time limits of the building permit.

The motion was seconded by Martine. On Roll Call the Commission voted: Lee yes, Smith yes, Baranowski no, Minks yes, Olds yes, Nelke yes and Martine yes. Motion carried.

Item 2 J P Morgan Chase

PZ100719-2 1491 Dunn Road

Postponed to 11/4/2019 - Ward 9

Request approval to amend a B-5 ordinance to allow for the installation of an ATM.

At the request of the petitioner, Chairman Olds moved to postpone the request for an ATM at Grandview Plaza Shopping Center until 11/4/19, seconded by Martine. Motion carried.

Item 3 Amend Zoning Code – Short Term Loan Establishments

PZ100719-3 Recommend Approval

To amend the Zoning Code to add signage regulations to restrict Short Term Loan establishments.

Phil Lum presented the staff report for this request. He explained that several individuals met with the City Attorney to explore additional regulation on Short Term Loan Establishments. The individuals submitted to the city a copy of a proposed, sample ordinance regarding Short Term Loan Establishments. Mr. Hessel, City Attorney, researched the suggestions and presented modified legislation.

Staff therefore recommends revising the Zoning Code, signage requirements only, as a result of the review by the City Attorney. Changes are to include mandating that signs be posted on the premises to indicate (d) no loitering and (e) a notice regarding the pitfalls of entering into a loan agreement that may be non-advantageous.

Chairman Olds moved to recommend approval to amend Title IV “Land Use” of the Florissant City Code, consistent with the recommendations of staff, outlined in the memorandum from John Hessel, attached, dated October 14, 2019.

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

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Item 4 Sign Code Revisions
PZ102119-4 Postponed to 11/4/2019

Mr. Lum submitted a sign spread sheet of various cities and compared their population, ground and directional sign regulations, and locations. Considerable discussion was had on various municipalities and their type of ground and directional signs including the City of Hazelwood, which uses a sliding scale. Mr. Lum noted that, in a B-5, there is more flexibility in regards to signage. Chairman Olds commented that the City of St. Charles had regulations that came closest to what he would be comfortable with.

In regards to directional signs in B-3 Zoning Districts, the general consensus was that there be a 3 foot maximum, no corporate logo or name allowed, and no directional signs allowed in the right-of-way.

Chairman Olds moved to postpone review of the Sign Code to 11/4/2019 in order for Mr. Lum to submit a revised draft for “Definitions for Directional Signs,” seconded by Minks. Motion carried.

Chairman Olds moved to cancel the November 18 and December 16 meetings, seconded by Nelke. Motion carried.

Mr. Minks moved to adjourn the meeting, seconded by Smith. Motion carried. Meeting adjourned at 8:29 p.m.

Anita Moore, Deputy City Clerk