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CITY OF FLORISSANT



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

December 2, 2019

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

December 2, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, December 2, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Robert Nelke, John Martine, Tim Lee, Lee Baranowski, Allen Minks and Steve Olds. 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 Lee moved to approve the Meeting Minutes of November 4, 2019, seconded by Olds. Motion carried.

72 **New Business**

73

74 **Item 1 Karah Catering**

75 **PZ120219-1 2308 N Highway 67**

76 **Recommend Approval - Ward 9**

77 Request recommended approval to amend a B-5 to allow for a catering and carry-out
78 business.

79

80 Phil Lum presented the staff report for this request. He stated that the site is located in an
81 existing shopping center and the previous tenant was “Poppportunities.” The owner provides school
82 lunches to the school districts and private schools. No exterior changes and no outside equipment are
83 planned. The architectural plans show no dining tables. The plan would only serve catering and walk-
84 in traffic and would not affect parking. The residences behind this site would not be affected by the
85 proposed use of the rear delivery because of the grade difference.

86 Chantaya King, petitioner, and Michael Blaes architect, appeared before the Commission. Ms.
87 King stated that her non-profit organization is currently operating out of a church. They provide snacks
88 and meals to school districts, private schools and afterschool care centers. For example, they provide
89 lunches to Atonement Lutheran School in Florissant. In the summer, the business expands to over
90 1000-1200 meals a day to summer programs, serving both breakfast and lunch. Their business is
91 increasing so much as of late, that they need to expand and have their own space. At the present
92 time, they will continue to provide their hot meals at the church and their cold, deli style of meals will
93 be run through the Florissant location. In the fall and winter the business is open M-F. Only one small
94 sign, under 40 square feet, will be installed.

95 Ms. King stated that in the summer, they begin work at 7:30 am and are finished by 2:00 pm.
96 In the fall their hours are from 10:30 until 3:00. Some schools serve breakfast, in which case her
97 business provides a continental breakfast, usually cereal. Her staff includes 6 – 8 people. They use
98 several vans and SUV’s for delivery. Due to increase in volume, they now use M & L Food
99 Distributors, which will deliver through the back door. They will never have deliveries late at night or
100 early in the morning.

101 At a recent conference in Jefferson, the state suggested that they consider opening for public
102 carry-out. Ms. King is not ready for that at this time, but might consider it in the future. Mr.
103 Baranowski asked if she would be open to catering for private events to which she responded no.

104 Chairman Olds moved to recommend approval to amend a B-5 Planned Commercial District to
105 allow for a “Catering and Carryout” business at 2308 N. Hwy 67 in a B-5 Planned Commercial District
106 with the following stipulations being part of the record:

107

108 “Plan A” - Floor Plan to be included.

109

110 **PROJECT COMPLETION.**

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

113

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

116

117 **Item 2 Bentwood Nursing Home**

118 **PZ111819-2 1501 Charbonier Rd**

119 **Recommend Approval - Ward 2**

120 Request recommended approval to amend Special Use Permit to allow new signage.

121

122 Phil Lum presented the staff report for this request. The nursing home has been located on this
123 site since 1989 with an existing sign on the building.

124

125 The staff report comments:

126 a. Directional sign which will replace an existing ground sign in the landscaped area near the
127 building. This sign at 3’ x 2’ is technically exempt from the sign code.

128 b. Wall signs at 8 sf and 39 sf would be acceptable if located in a Zoning District where
129 commercial signs are permitted.

130 c. Ground sign (monument sign) appears to be located 20 feet behind the property line in front of
131 the new parking area. Dimension of 49 feet is misleading, so staff assumes by the location and
132 the approved site plan, that the sign is in the front yard setback. The setback is 30 feet in a
133 residential zone. The 49 foot dimension would fall in the parking lot or in the first island of the
134 parking lot.

135

136 Mr. Michael Woodard, petitioner and owner, stated that the proposed rectangle sign is for the
137 new entrance to the new addition. The monument sign has been in existence since 1989. There is no
138 new ground sign planned.

139
140 After considerable discussion regarding various sets of plans, Mr. Olds clarified that there will
141 be three additional signs:

- 142
- 143 • The circle sign at the front of the building
 - 144 • The sign for the new wing
 - 145 • The updated direction signs in same location
- 146

147 Chairman Olds reminded the petitioner to contact staff if he ever decided to update the existing
148 monument sign.

149
150 Chairman Olds moved to recommend approval to amend Special Use Ord. No. 4879 (as
151 amended by Ord. Nos. 5969, 7264, and 8429) to allow for signage at a Nursing Home in an R-4 Zoning
152 District at 1501 Charbonier Road (Bentwood Nursing Home), according to the proposal prepared by the
153 petitioner as described in related documents presented and according to attached drawings by Landmark
154 Sign, dated November 6 and November 18, 2019, with no additional requirements, seconded by Minks.

155 On Roll Call the Commission voted: Nelke yes, Martine yes, Lee yes, Smith absent,
156 Baranowski yes, Minks yes and Olds yes. Motion carried.

157

158 **Item 3 J P Morgan**
159 **PZ120219-3 555 Howdershell Rd.**

160 **Recommend Approval - Ward 3**

161 Request recommended approval to allow for a Special Use Permit to allow construction
162 of ATM.

163
164 Phil Lum presented the staff report for this request. There will be a one way approach with a
165 north-west facing ATM machine. Stacking will accommodate one extra car, but 3 adjacent parking or
166 the seldom used drive aisle may be available for stacking as well. Elevations are rendered in proposed
167 colors of blue and nickel. A new 25 foot light fixture is proposed. All construction is elevated onto a

168 new concrete curb. Mr. Skip Hymer, petitioner, added that the light pole would not exceed 25 feet in
169 height.

170
171 Chairman Olds moved to recommend approval of a Special Use Permit at Woodland Plaza
172 Shopping Center to allow for an ATM installation at 555 Howdershell Rd. (JP Morgan Chase) in a B-3
173 Extensive Business District as follows:

174
175 ATM shall be in accordance with attached plans by RTMA Architect's construction plans
176 revised A00, A10, A11, A21 and A31, dated 8/23/19, and elevations and rendering.

177 Light pole not to exceed 25 feet in height.

178
179 **PROJECT COMPLETION.**

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

182
183 Motion was seconded by Nelke. On Roll Call the Commission voted: Nelke yes, Martine yes, Lee
184 yes, Smith absent, Baranowski yes, Minks yes and Olds yes. Motion carried.

185
186
187 **Old Business**

188
189 **Item 4 J P Morgan Chase (ATM)**

190 **PZ100719-2 1491 Dunn Rd.**

191 **Recommend Approval - Ward 7**

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

193
194 Phil Lum stated that, per the request of the Commission, revised plans were submitted with a
195 new location for the ATM. The revisions include the following:

- 196 • The location of the ATM is proposed to be relocated to a one-way drive westbound toward
197 Walgreens.
- 198 • Stacking accommodated 1 extra car, but now 3 adjacent parking spaces or a seldom used drive
199 aisle may be available for stacking as well.
- 200 • Another revision includes the removal of a concrete curb.

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Chairman Olds moved to recommend approval to amend B-5 Ordinance No. 5239 (as amended by Ord. Nos. 5469, 5504, 5608, 5970, 6814 and 7791) Grandview Plaza Shopping Center to allow for an ATM installation in a B-5 Zoning District as follows:

(1) Add to the permitted uses of Ord. No. 5239, Section 2, para. (1) to include an ATM, and it shall be as depicted as shown on attached by RTMA Architect’s plans A01, A02, dated October 4, 2019, and elevations and rendering dated May 3, 2019.

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 with 180 days of start of construction.

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

Mr. Minks moved to approve the 2020 Planning & Zoning Meeting dates, seconded by Martine. Motion carried.

Mr. Minks moved to adjourn the meeting, seconded by Lee. Motion carried. Meeting adjourned at 8:31 p.m.

Anita Moore, Deputy City Clerk