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CITY OF FLORISSANT



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

January 6, 2020

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

January 6, 2020

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, January 6, 2020 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, Lee Baranowski and Allen Minks. 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

Mr. Baranowski moved to amend the minutes of December 2, 2019 to replace the word "Chairman" with the word "Mr." on line 58, seconded by Olds. Motion carried. Chairman Olds moved to approve the amended Meeting Minutes of December 2, 2019, seconded by Lee. Motion carried.

73 **New Business**

74

75 **Item 1 Planet Fitness**

76 **PZ010620-1 175 Flower Valley SC**

77 **Postponed to 1/21/2020 - Ward 9**

78 Request recommended approval to amend Special Use Ord. 8563 at 175 Flower Valley
79 Shopping Center to allow for a wall sign.
80

81 Phil Lum presented the staff report for this request. He stated that Planet Fitness would like to
82 install a 125 square feet wall sign to be located at the east (rear) wall of the facility. Discussion was had
83 among the commission members as to the large size of the sign. The petitioner, Tom Kumpis with
84 Mason Sign Co., agreed to contact the owners of Planet Fitness to see if the size could be reduced. He
85 will submit revised plans at the next meeting.

86 Chairman Olds moved to postpone the signage requested until 1/21/2020, seconded by Martine.
87 Motion carried.

88

89

90 **Item 2 Latte Lounge**

91 **PZ010620-2 2190 N Waterford**

92 **Recommended Approval - Ward 9**

93 Request recommended approval for a Special Use Permit to allow for a coffee shop.
94

95 Phil Lum presented the staff report for this request. He explained that the proposed coffee
96 shop falls under the definition of a “restaurant” for serving food or beverages, either sit-down or carry-
97 out. The site is an attractively landscaped and has a paved lot. The application is accompanied by an
98 architect’s sealed plan and site plan showing building, lot and property lines. The building plan
99 indicates new restrooms and a prep area.

100 Chairman Olds moved to recommend approval of a Special Use Permit to allow for a Coffee
101 Shop for the property located at 2190 North Waterford, seconded by Martine. On Roll Call the
102 Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith absent, Baranowski yes and
103 Minks yes. Motion carried.

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Item 3 Davita Dialysis
PZ010620-3 13015 New Halls Ferry Rd.

Approved - Ward 8

Request approval of a *preliminary* subdivision plat of Plaza de Seville.

Phil Lum presented the staff report for this request. This site is already re-zoned to a B-5 Planned Commercial District to allow for the redevelopment of a dialysis establishment. The City Engineer has reviewed and completed the Major Subdivision Administrative Review. He informed the Commission that all comments were answered in satisfactory manner by the revision drawings. This step is required before the passage of the final subdivision.

The petitioner, Callum Vierthaler with Pulse Design Group, stated that a demolition permit has been pulled for the site. Once the new dialysis center has been constructed, the existing Dialysis facility will move into the new building. Once this is completed, the remaining old facility will also be demolished in order to develop the site.

Chairman Olds moved to approve the preliminary plat, as presented, per the Preliminary Plat dated 11/21/2019 and recommend that the Final Plat be presented and reviewed by the Planning & Zoning Commission, seconded by Minks. On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith absent, Baranowski yes and Minks yes. Motion carried.

Item 4 Davita Dialysis
PZ010620-4 13015 New Halls Ferry Rd.

Recommended Approval - Ward 8

Request recommended approval of the *final* subdivision plat of Plaza de Seville.

- Refer to previous discussion from Item 3, PZ010620-3, Preliminary Plat of Plaza de Seville.

Chairman Olds moved to recommend approval of the final plat as presented, per the final plat drawing dated 11/21/2019 and recommend that the final plat be forwarded for consideration by the City Council, seconded by Lee. On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith absent, Baranowski yes and Minks yes. Motion carried.

141 **Item 5 Kent KO**

142 **PZ010620-5 507 Dunn Rd**

143 **Recommended Approval - Ward 5**

144 Request recommended approval for a Special Use Permit located at 507 Dunn Road to
145 allow for a Paintless Dent repair and tinted window shop.

146
147
148 Phil Lum presented the staff report for this request. He explained that the existing brick
149 building was built in 1953 and was previously a tire store. The special uses for this zoning district
150 include auto repair. No interior remodeling or exterior changes are indicated. No outside storage or
151 equipment is presented. Changes to signage will be issued under permit by the Public Works
152 department. The pole sign is not to exceed 25 feet and any digital display to follow digital sign code.

153 Chairman Olds moved to recommend approval for a Special Use Permit to allow for a paintless
154 dent repair and window tinting business for the property located at 507 Dunn Road with the following
155 stipulations:

- 156
157 1) Post sign not to exceed 25 feet
158 2) Four (4) spots to the west deemed staying
159 3) Digital display to follow digital sign ordinance

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

163
164 **Item 6 Sign Code Review**

165 **PZ102119-4 Postponed to 1/21/2020**

166
167 Chairman Olds moved to postponed review of the sign code to 1/21/2020, seconded by Lee.
168 Motion carried.

169 Mr. Baranowski moved to adjourn the meeting, seconded by Lee. Motion carried. Meeting
170 adjourned at 8:35 p.m.

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