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CITY OF FLORISSANT



Unofficial Planning & Zoning Minutes

October 19, 2020

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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

October 19, 2020

The Planning and Zoning Commission of the City of Florissant met in a remotely conducted meeting through a Zoom platform on Monday, October 19, 2020 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present via Zoom Conferencing: Steve Olds, Tim Lee, Robert Nelke, Allen Minks, David Smith and Lee Baranowski. John Martine was excused. Also present was Phil Lum, Building Commissioner and Jeanne Smith, Recording 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 of the Meeting Minutes of 10/5/2020, seconded by Smith. Motion carried.

70 **New Business**

71

72 **Item 1 Freddy’s Frozen Custard & Steak Burgers**

73 **PZ101920-1 1955 N Highway 67**

74 **Recommended Denial- Ward 9**

75 Request recommended approval to amend the provisions of a ‘B-5’, Ord No. 6648 to allow
76 for the location of a post sign at 1955 N. Highway 67.

77

78

79 Phil Lum, Building Commissioner, presented the staff report for this request.

80 He stated that the existing property at 1955 N Highway 67 was an operating restaurant
81 space adjacent to Flo-Lin Corners Shopping Center. The site is predominantly paved except for
82 a grassy area along the rear of the property adjacent to the creek.

83 The proposal includes a post sign. The 20 foot tall post sign is located in proximity to
84 the front property lines within the front setback, so the post sign does not meet the code for
85 location. As a result, this location must be considered for further recommendation and inclusion
86 in the ‘B-5’ ordinance, as stated under city Code Section 520.090. The proposed sign is within
87 15 s.f. feet of the existing N New Florissant Road right-of-way and 28 feet on the highway
88 frontage.

89 Eric Cole, petitioner, explained that if Freddy’s abided by the sign code setbacks, the
90 post sign would have to be located in the parking lot which was not an option. The consensus
91 of the Commission was that the proposed sign was too close to the road and the petitioner
92 already had signage on the building.

93

94 Chairman Olds moved to recommend approval to amend the provisions of a ‘B-5’,
95 ordinance no. 6648, to allow for the location of a post sign at **1955 N Highway 67(Freddy’s)**,
96 the following additional requirements:

97

98 1. Minor change to legal description: The property description shall be known as described in the
99 attached recorded easement deed dated January 21, 1980.

100

101 2. Change Section 2, para 6 Final Site Development Criteria to the following:

102

103 f. Sign Requirements.

104

105 1. **There shall be one Post Sign located as shown on C1 dated 7/30/20 by CDI and noted**
106 **as Pylon sign in Anchor Sign Package 8 pages dated 3/6/20. Digital sign shall perform**

107 **within the provisions of the City digital sign code (section 520.115)**
108 **<https://ecode360.com/34831207#34831207>**.

109
110 2. All other signage shall comply with the City of Florissant sign ordinance.

111
112 **3. PROJECT COMPLETION.**

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

115
116 The motion was seconded by Minks. On Roll Call the Commission voted: Olds no, Nelke no,
117
118 Martine absent, Lee no, Smith no, Baranowski no and Minks no. Motion failed.

119 This request will go before City Council November 9, 2020 for a Public Hearing.

120 Mr. Baranowski moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting
121
122 adjourned at 7:37 p.m.

123
124
125

Anita Moore, Deputy City Clerk