

CITY OF FLORISSANT



**Planning and Zoning Commission**  
**Unofficial Planning & Zoning Minutes**  
August 16, 2021

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## CITY OF FLORISSANT



The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Monday, August 16, 2021 at 7:00 p.m. with Chairman Olds presiding.

**Roll Call**

On Roll Call the following members were present: John Martine, Tim Lee, David Smith, Allen Minks, Lee Baranowski, Steve Olds, and Robert Nelke. Also present was Phil Lum, Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

**Approval of Minutes**

Mr. Olds moved to approve Meeting Minutes of August 2, 2021 with corrections to lines 49, 87, and 119, seconded by Minks. Motion carried.

**Announcements**

Phil Lum stated H3 could not attend the meeting, but would like to use the commission as a resource for the comprehensive plan and will attend a meeting at a later date.

**Old Business****New Business****Item 1      600 Florland Dr (formerly Snow White Daycare)****PZ081621-1   Approved – Ward 3**

Request to recommend approval to amend the zoning code to rezone the property located at 600 Florland Dr in a 'R-4' Single Family Dwelling District to a 'B-3' Extensive Business District.

Phil Lum stated the property is one of two properties located on Lindbergh which is not zoned as commercial. Mr. Lum stated the current screening is located on the west and north sides of the property where required. Mr. Lum noted the front and side yard setbacks are non-conforming and the location will need to require an existing Special Use Permit for the business.

Tanisha Patterson, petitioner, stated the property fencing would be updated, but remain in the same location as the previous fence. Ms. Patterson stated the business would remain as a daycare, but with a Special Use Permit following the codes and ordinances.

Mr. Lum noted the located under its current zoning could remain however would not allow for expansion and only minor alterations though if the building were destroyed, it could not be rebuilt.

Chairman Olds made a motion to recommend approval for the rezoning of 600 Florland from an 'R-4' Single Family Dwelling District to a 'B-3' Extensive Business District, subject to the conditions set forth below with these conditions being part of the record.

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

**Item 2        2409 N Highway 67 (Spirit Halloween)**

**PZ081621-2   Approved – Ward 9**

Request approval to allow for a seasonal sign over 40 s.f.

Mr. Lum stated the building was previously occupied by Ashley Furniture. The Spirit Halloween would be seasonal starting in August through November and the sign is over 40 sq. ft. but less than 100 sq. ft.

Michelle Sitton, petitioner, stated the sign would removed before November 15 and installed August 20 with no modifications or structural changes.

Chairman Olds made a motion for the approval of a 75 s.f. seasonal sign, located at 2409 N Highway 67 (Spirit Halloween) in a 'B-5' Planned Commercial District as proposed and shown on attached sign design by Hightech signs and to be removed on or before November 15, 2021.

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

**Item 3        Change in the Zoning Code**

**PZ081621-3   Denied – Wards 1-9**

Request recommended approval to change the Zoning Code to amend Section 405.245, Subsection B "Screen and Berming", subparagraph 2, to require a personnel accessway through new outside trash container screens.

Phil Lum stated this amendment is at the request of the Public Works Director as many businesses are leaving trash enclosure doors open and smaller gates for employees would not cause as many issues. Mr. Lum stated this would not be retroactive for all the businesses currently open. Mr. Lum noted the use of the word "door" is open to interpretation. He mentioned the doors would need to be lockable, but not locked at all times.

Mr. Martine stated the businesses could add a smaller door in the larger door and self-closing doors could be an easier solution for all situations to avoid needing larger enclosures for those with additional accessways. Mr. Martine stated he would like to remove the words “man-doors” and “gates” from the motion to allow the architects to determine what is best for the business.

Mr. Olds stated the suggestion is generic and open to interpretation and businesses could do one larger gate and one smaller to create the vehicle access gate. Mr. Olds noted the ordinance is only for new buildings, not currently businesses.

Mr. Lee questioned if any efforts were made to require businesses to clean up, maintain, and close doors on current trash enclosures. Mr. Lee noted the word “lockable” and requiring the enclosures to be locked could make trash haulers jobs more difficult and upset. He continued he is not comfortable with the suggested motion since this would mean all trash dumpsters would need enclosures and no longer require screening only. Mr. Lee’s concerns were noted to be overregulation and difficulty enforcing the current requirements for enclosures.

Mr. Nelke stated with self-closing large gates, the extra door would not be needed.

Mr. Smith required to remove line 84 of the suggested motion and would prefer to replace the word “door” with “accessway”. Mr. Minks agreed to replace the word “door”.

Chairman Olds made a motion to recommend approval to change the Zoning Code to amend Section 405.245, Subsection B “Screen and Berming”, subparagraph 2, to require a personnel accessway through new outside trash container screens, replacing subparagraph 2 with the following:

2. Screening for outside trash containers shall be of a material that matches or is compatible with the building. Screening components shall have an opacity of 90% minimum.

a. All gates for trash screens shall be self-closing and lockable.

b. For screened enclosures: Provide an accessway that allows personnel to enter a trash enclosure without operating vehicle gates. Accessway or gates shall be self-closing.

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

### **Adjournment**

Chairman Olds stated the next meeting will be held on Tuesday, September 7, 2021 at 7:00 p.m. Mr. Smith moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at 8:12 p.m.

Savanna B Burton

Savanna B Burton, Deputy City Clerk