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CITY OF FLORISSANT



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

July 20, 2020

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
Cubalmart – 3180 N Hwy 67	Page 3
JP Morgan Chase – Grandview Plaza	Page 5
Preliminary Subdivision – 3200 N Hwy 67	Page 6
Final Subdivision – 3200 N Hwy 67	Page 6

38
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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

July 20, 2020

The Planning and Zoning Commission of the City of Florissant met in a remotely conducted meeting through a Zoom platform on Monday, July 20, 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, Robert Nelke, Allen Minks, Tim Lee, and John Martine. Lee Baranowski arrived during the presentation of Item No. 2. David Smith was excused. Also present was Phil Lum, Building Commissioner. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Chairman Olds moved to postpone approval of the Meeting Minutes of 6/1/2020 until 8/3/2020, seconded by Minks. Motion carried.

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New Business

Item 1 Amend B-5 (Cubesmart)

PZ072020-1 3180 N Hwy 67

Recommended Approval - Ward 9

Request recommended approval to amend the B-5 Ordinance to allow for a self-storage establishment.

Phil Lum presented the staff report for this request. Mr. Lum stated that the property consists of a lot of 15 acres, including wetlands. The property has been vacant since the closing of the Lowe’s. The petitioner would like to use part of the building.

The petitioner has responded to the staff instructions with drawing revisions. The following are staff comments on the revisions:

- 1. Drawing Comments:
 - a. **Current Parking for the Ordinance 6266:** 709 spaces were approved in an amendment with the out lot for Dollar Tree, but are no longer required. Parking calculations indicate plenty of existing parking, 423.
 - b. Parking ratios for a Self-Storage are quite low. The Use proposed is required to have 3.33 spaces per 1000 s.f. of office. The office is shown but not dimensioned. Judging from the size of adjacent storage units, the office is at least 30’x40’. AS1 indicates a calculation of the office max at 2000 s.f. so only 5 spaces are actually required. Parking calculations shown for the fitness center in the future are shown on AS1, but this Use is not being considered as yet.
 - c. Landscape calculations: The amendment does not seek to address landscape changes.
 - d. Traffic Pattern: Site circulation will be unchanged if parking spaces are left striped. Again, the developer proposes this to free up space for future tenant spaces and possible out lots shown on the site plan.
 - e. The proposed Use is intended to free up space on the site for other Uses that will have their own associated parking demand.
 - f. The signage shown on the renderings have no dimensions.
 - g. Fitness Center shown on one of the renderings is not currently being considered.
 - h. Elevations A2: Building changes proposed is the trimming off of the EIFS gable which was above the former Lowe’s signage and color change. A tower for the CubeSmart space replaces the former Lumberyard canopy.

115
116 **Note** that all elevations noted to be painted on the left (north) side of the demising wall
117 would be illegal per the masonry ordinance. An EIFS area accents the second vestibule. The
118 office vestibule has an overhead door and man doors. Seven accent doors are located
119 between the two vestibules along with one furred out existing double door surrounded by
120 EIFS.

121
122 In regards to landscaping, Mr. Lum clarified that Lowe’s meets the original landscaping
123 requirements, so the petitioner does not need to install any new plantings, simply maintain the existing
124 landscaping.

125 Chairman Olds stated that he would like to see more details of the sign package cited in the
126 motion. The petitioner responded that corporate handles all signage packages/criteria and that hasn’t
127 been put together at this point. If necessary, they will be willing to come before Planning & Zoning
128 again. Their main concern is to get the project started in order to keep the property from deteriorating.

129 Mr. Minks asked the Building Commission if Lowe’s existing large sign had been approved in
130 the original B-5 Ordinance. Mr. Lum stated he would reread the ordinance and let him know. In
131 response to Mr. Minks question regarding access into interior units, the petitioner responded that
132 entrance into the units is through docks. No vehicles/equipment with gas is allowed to be stored there.

133 The petitioner stated that the proposed self-storage will be 97,000 s.f, air conditioned with
134 cameras installed. No brick will be painted. They do not have another tenant picked out for the other
135 space as of yet, but will return to Planning & Zoning when that has been decided on. No businesses
136 are allowed to operate out of the units.

137 Mr. Lee stated that he did not have a problem with approving the proposal this evening since the
138 petitioner is willing to come back with a sign package at a later date.

139 Chairman Olds moved to recommend approval to amend a ‘B-5’ Ordinance No. 6266 (as
140 amended by Ordinances Nos. 6380, 8064, 8224 and 8616), to allow for a Self-Storage establishment
141 (Cubesmart) and exterior alterations, in an existing ‘B-5’ District as indicated on Preliminary Plans A2
142 dated 7/7/20, A1 and AS1, dated 6/16/20 and color rendering by Uhlig Architecture and J101 dated
143 11/7/19 by Janis International., subject to the conditions set forth below and the regulations of the ‘B-5’
144 Planned Commercial District:

145
146 1. Ordinance No. 6266, Section 2, Paragraph 1, shall be changed to read as follows:
147 “The uses permitted in the ‘B-5’ Planned Commercial District shall be **for a Self-Storage**
148 **facility of 97,932 s.f.** and any other Uses listed as permitted in the ‘B-3’ Extensive Business
149 District, with a structural height not to exceed 45 feet, 0 inches, as depicted on Exhibit “A”
150 provided, however that the portion of the property described as a “wetland” shall be used and
151 maintained exclusively as wetland with no development of any kind without approval of the
152 City Council.”

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- 2. The painting of any exposed brick is prohibited.

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

This request will go before City Council August 10, 2020 for a Public Hearing.

Item 2 ATM (JP Morgan Chase)
PZ072020-2 1491 Dunn Road - Grandview Plaza Shopping Center

Recommended Approval - Ward 7

Request recommended approval to amend B-5 Ord. No. 5239 (as amended by Ord. Nos. 5469, 5504, 5608, 5970, 6814 and 7791) at Grandview Plaza S/C to allow for a change in location of an ATM installation.

Phil Lum presented the staff report for this request. He stated that this request had been approved by Planning & Zoning, but had been rejected by Walgreens. The details of the ATM remain the same. But the location flips the ATM to the other side of the row of parking due to Walgreen’s objections.

He explained that Permitted Uses already allow an ATM, but in another location. The application is accompanied by RMTA Architect’s plans revised A00, A10, A11, A21, Details (A31) dated June 16, 2020, and a drawing indicating the new and previously approved location of the Chase ATM.

Chairman Olds moved to recommend approval to amend a ‘B-5’, Ordinance #5239 (as amended by #5469, #5504, 5608, 5970, #6814 Old Time Pottery, 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 Ordinance #5239, Section 2, paragraph, to include an ATM, and it shall be as depicted as shown on attached by RMTA Architect’s plans A00, A10, A11, A21, Details (A31) dated June 16, 2020.

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 within 180 days of start of construction.

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

190

191 This request will go before City Council August 10, 2020 for a Public Hearing.

192

193 **Item 3 Preliminary Subdivision Plat**

194 **PZ072020-3 3200 N Hwy 67**

195 **Approved - Ward 9**

196 Request approval of a Preliminary Subdivision Plat in existing B-3 and B-5 Zoning
197 Districts.

198

199 Phil Lum presented the staff report for this request. The request before the commission is to
200 approve a Preliminary Plat located at 3200 N Highway 67 in an existing 'B-3'(and 'B-5') Zoning
201 District. This site is already partially re-zoned to a 'B-5' Planned Commercial District, to allow for the
202 redevelopment of a Discount Tire establishment.

203 The site is currently undeveloped. The adjacent property to the south is 3180 N. Highway 67 in
204 a 'B-5' District. The property to the east is Walmart at 3390 N. Highway 67 in a 'B-5' District. The
205 administrative review has been completed by the City Engineer, Tom Goldkamp, for both the
206 preliminary and final subdivisions. If a motion is made for the Preliminary Subdivision Plat to be
207 approved and is passed, the Commission may review the Final Plan and Recommend Approval of the
208 Final Plat to the City Council.

209 Chairman Olds moved to approve the preliminary plat as presented, per the Preliminary Plat
210 dated 2/28/20 and recommend that the Final Plat be presented and reviewed by the Planning & Zoning
211 Commission.

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

214 This request does not require a public hearing.

215

216 **Item 4 Final Subdivision Plat**

217 **PZ072020-4 3200 N Hwy 67**

218 **Recommended Approved - Ward 9**

219 Request recommended approval of a Final Subdivision Plat in existing B-3 and B-5
220 Zoning Districts.

221

222 Mr. Norbert Wildhaber, petitioner, stated that this request was a simple subdividing of property
223 with no unusual conditions. (See prior discussion - Item # 3)

224 Chairman Olds moved to recommend approval the final plat as presented, per the Final Plat
225 drawing dated 2/28/20 and recommend that the Final Plat be forwarded for consideration by the City
226 Council.

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

229 This request will go before City Council for a public hearing on August 10, 2020.

230
231 Mr. Baranowski moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting
232 adjourned at 9:04 p.m.

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Anita Moore, Recording Clerk