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CITY OF FLORISSANT



Unofficial Planning & Zoning Minutes

November 2, 2020

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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

November 2, 2020

The Planning and Zoning Commission of the City of Florissant met in a remotely conducted meeting through a Zoom platform on Monday, November 2, 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, Lee Baranowski and John Martine. David Smith was excused. Also present was Phil Lum, Building Commissioner and Jacque Green, 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 remove “s.f.” on Line 87, seconded by Minks. Motion carried. Chairman Olds moved to approve amended Meeting Minutes of 10/19/2020, seconded by Martine. Motion carried.

70 **New Business**

71

72 **Item 1 8457 N Lindbergh (Pizza Hut)**

73 **PZ110220-1 Approved- Ward 3**

74

75 Request Approval of a Remodeling at 8457 N Lindbergh, to allow for the removal of a roof for
76 de-branding purposes, in a 'B-3' Extensive Business District.

77

78

79 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the
80 Pizza Hut property is currently 1548 s.f. and the proposal is to remove the metal roof cupola and repaint
81 the remaining roof to de-brand the facility of their trademark roofline.

82 The plans received were a 2017 copy of written drawings from the applicant including
83 elevations, and sample color photo showing the proposed changes, which include painting the roof
84 brown and painting any previously painted wall surfaces tan, leaving alone any unpainted brick.

85 Phil Linneman, petitioner, stated that he was aware that any mechanical equipment would need
86 to be screened.

87 Chairman Olds moved to approve the remodeling to allow for removal of a roof and painting
88 described for de-identification purposes at 8457 N. Lindbergh in a 'B-3' Extensive Business District as
89 shown on plans dated 2017 by Pizza Hut, subject to the conditions set forth below with these conditions
90 being part of the record.

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

93

94 **Item 2 St. Louis Community Credit Union**

95 **PZ110220-2 1250 Graham Road**

96 **Approved- Ward 5**

97

98 Request Approval of a fence replacement at 1250 Graham Rd, in a 'B-3' Extensive Business District.

99

100

101 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that
102 submissions have been received to describe this work:

- 103 a. Indicates proposed location of the fencing next to the parking area. This fence appears
104 to be located in alignment with the front face of the building and about 80 feet from
105 Graham Rd.

106 If the Commission agrees that the 6 foot vinyl coated black chain-link fence meets the zoning
107 code for this district, it may approve the proposal.

108 Chairman Olds moved to approve the replacement of the wood fence with a 6' black vinyl-
109 coated chain-link fence (metal posts and hardware painted), as presented and as part of the record.

110
111 The motion was seconded by Martine. On Roll Call the Commission voted: Olds yes, Nelke
112 yes, Martine yes, Lee yes, Smith absent, Baranowski yes and Minks yes. Motion carried.

113

114

115 **Item 3 Charter Communications**

116 **PZ110220-3 3300 Sunswept Drive**

117 **Approved- Ward 9**

118

119 Request Approval of a fence replacement at 3300 Sunswept Dr, in a 'B-3' Extensive Business
120 District.

121

122

123 Phil Lum, Building Commissioner, presented the staff report for this request. He stated
124 submissions have been received to describe this work:

125 1. Option 1 indicates proposed location of the fencing to enclose the site. This fence encloses the
126 property, and is possible if the petitioner can prove that there is no cross access permitted by the
127 adjacent Apartments.

128 2. Option 2 initially submitted proposes enclosure of the front parking lot.

129

130 The staff recommended that if the Commission agrees with either or both options that the 6 foot chain-
131 link fence meets the zoning code for this district, it may approve the proposal.

132

133

134 Chairman Olds moved to approve Option 2 for the installation of a 6' chain-link fence with no
135 fencing of private drive, with submitted drawing as part of the record. The motion was seconded by
136 Minks. On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith absent,
137 Baranowski yes and Minks yes. Motion carried.

138

139 Chairman Olds noted that there would be no November 16th meeting.

140

141 Mr. Lee moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting
142 adjourned at 8:03 p.m.

143

144

145

Anita Moore, Deputy City Clerk