

CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

March 2, 2015

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

March 2, 2015

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, March 2, 2015 at 7:00 p.m. with Chairman Paul Stock presiding.

Roll Call

On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steven Olds, Paul Stock and Elizabeth Bowling. Richard Weller and John Martine were excused. Also present was Phil Lum, Building Commissioner and Anita Moore, Deputy City Clerk. A quorum being present the Chair declared that the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Chairman Stock stated that the next order of business was approval of the minutes from the 2/17/2015 meeting. Hearing no amendments, Chairman Stock moved to approve the Minutes of 2/17/2015, seconded by Olds. Motion carried.

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Old Business

Item 1 605 N Highway 67
PZ021715-2 Florissant Animal Hospital
Recommend Approval – Ward 2
Request to amend Special Use Permit Ord. No. 2442 to allow
for a 40 square foot pole sign.

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

Mr. Lum explained that the original Special Use Permit No. 2442 for the existing sign was granted in 1971. The petitioner was requesting to replace and upgrade the existing sign with a single post sign. The height of the proposed sign will be 15 feet. The old sign was 12 feet. The location of the sign is covered by the original Special Use Permit.

Mr. Baranowski asked if the new sign could be located further back than the original sign by 5 or 10 feet. He expressed his concerns regarding excessive signage on Lindbergh.

Mr. Bill Behrens, Warren Signs, appeared before the Commission and stated that they would be moving the sign further back off Lindbergh. Also, it will be interior lit.

Chairman Stock moved to approve the sign presented, by amending the Special Use Ordinance No. 2442, according to the proposal prepared by the petitioner as described in related documents presented and according to the sign drawing entitled, Florissant Animal Hospital, as prepared by Warren Signs Co. Approval is subject to the regulations of the City of Florissant building code, and the following additional requirements:

1. General Development Conditions.
 - a. Unless, and except to the extent, otherwise specifically provided, the sign shall be effected only in accordance with all ordinances of the City of Florissant.
2. Project Completion.

Construction shall start within 30 days of the issuance of building permits for the project and shall be installed in accordance of the approved construction plan within 90 days of start of construction.

108 Motion was seconded by Olds. Motion carried. On Roll Call the Commission
109 voted: Baranowski yes, Minks yes, Olds yes, Weller absent, Stock yes, Bowling yes,
110 Martine absent. Motion carried.

111

112 **New Business**

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114 **Item 2 2925 N Highway 67**
115 **PZ021715-2 Denny’s Restaurant**
116 **Postponed to 3/16/2015 – Ward 2**
117 **Request to approve exterior renovations to a pre-existing**
118 **restaurant.**

119

120 Chairman Stock moved to postpone the request to approve exterior renovations
121 to a pre-existing restaurant until 3/16/2015, seconded by Olds. Motion carried.

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123

124 Chairman Stock moved to amend the agenda to place Item #4 next, seconded by
125 Olds. Motion carried.

126

127 **Item 4 472 N Highway 67**
128 **PZ030215-4 Goodwill Store**
129 **Approved – Ward 6**
130 **Request to approve illuminated wall sign.**

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132 Mr. Lum, Building Commissioner, presented the staff report for this request.

133 Mr. Lum explained that because the petitioner is proposing 3 signs, one of which
134 is between 40-100 square feet, the approval of the Commission is required per the code.

135 He cited a section of the sign code that stated that, “Under unusual or special
136 circumstances, the Building Commissioner may permit the erection of signs up to 100
137 square feet in area not otherwise permitted, but the applicant shall first obtain approval
138 of the Planning and Zoning Commission for erection and maintenance of such non-
139 conforming signs.” The petitioner wished to modify the “Goodwill” sign into three
140 different graphics: a small logo, a new “Goodwill” sign, and some additional small
141 white lettering.

142 He stated that the Goodwill Store has some unusual conditions due to the
143 following factors:

- 144 1. Its location on the property at an inside corner
- 145 2. Distance and lack of visibility from Highway 67
- 146 3. Occupation of more than 20 lineal feet of frontage

147
 148 The existing sign, after adjustment to area for an open letter sign, is 94 s.f. to be
 149 removed and replaced with a proposed sign of 62 s.f. in relatively the same location.

150 Mr. Bill Behrens, Warren Signs, appeared before the Commission and stated that
 151 Goodwill Industries was changing all their signage throughout the state in order to
 152 standardize their trademark. Some stores will have the smaller lettering and some
 153 won't, depending upon whether they are a donation site. Mr. Olds noted that the new
 154 sign will appear visually smaller than the old one.

155 Chairman Stock moved to approve the sign presented, and according to the sign
 156 drawing entitled, 472 N. Lindbergh (N Hwy 67), as prepared by Warren Sign Co.
 157 Approval is subject to the regulations of the City of Florissant building code, and the
 158 following additional requirements:

- 159 1 General Development Conditions.
 - 160 a. Unless, and except to the extent, otherwise specifically provided, the sign
 - 161 shall be effected only in accordance with all ordinances of the City of
 - 162 Florissant.
- 163 2 Project Completion.
 - 164 Construction shall start within 30 days of the issuance of building permits
 - 165 for the project and shall be installed in accordance of the approved
 - 166 construction plan within 90 days of start of construction.

167
 168 Motion was seconded by Olds. Motion carried. On Roll Call the Commission
 169 voted: Baranowski yes, Minks yes, Olds yes, Weller absent, Stock yes, Bowling yes,
 170 Martine absent. Motion carried.

171
 172 **Item 3 8461 N Lindbergh**
 173 **PZ030215-3 MAG Automotive**
 174 **Recommend Approval – Ward 3**
 175 **Request to recommend approval of a Special Use Permit to**
 176 **allow for an automotive repair shop.**
 177

178 Mr. Lum, Building Commissioner, presented the staff report for this request.

179 Mr. Lum explained that although the property had not changed ownership,
180 LuLu's Express Restaurant would not be opening at that location. Tosto's Special Use
181 Permit has expired, so continuation of Tosto's Automotive was not plausible. A new
182 special use permit was required for the petitioner. Mr. Lum stated that since there was
183 clear intent not to move forward with the existing ordinance, one option could be to
184 rescind it.

185 Mr. Gillette, petitioner, would like to open an automotive repair business. There
186 is an existing special use permit also on the site for a small, private Volkswagen repair
187 shop. In regards to parking, the total number of spaces on the lot must be a minimum of
188 25. There is currently no signage or landscaping proposed. Each Special Use Permit is
189 site specific. Since multiple tenants are involved at the property, exterior items may be
190 considered if applicable to this proposed tenant.

191 The Building Commissioner could work with Mr. Lee, the owner, to ensure
192 enforcement of overlaying and striping of the parking lot through the Public Works
193 Department. Also, Mr. Lum would like Mr. Gillette to indicate clearly on the parking
194 plan where the vehicles for repair would be located.

195 Mr. Baranowski stated that he would like to postpone the petition until he could
196 see a written agreement from the owner stating that he would abide by the original
197 permit.

198 Mr. Gillette stated that there was adequate parking, with two spaces for handicap
199 accessibility. There will be three employees. On site, there could be between 6-8
200 vehicles left for overnight parking. There is no way to safely drive by the dumpster on
201 the side of the building. His trash container is inside the building. There are two existing
202 lifts in the building. The underground tanks are not leaking and are in good shape. Mr.
203 Gillette stated that he would be taking the responsibility to repair and seal the parking lot
204 facing the road frontage as per an agreement with the owner. The hours of operation
205 will be 8-5 Monday through Saturday.

206 Chairman Stock moved to recommend approval of a Special Use Permit for an
207 auto repair shop at 8461 North Lindbergh with the following stipulation:

- 208 1. The number of vehicles for repair shall be clearly marked on the parking
209 plan.

210 **Project Completion.**

211 Construction shall start within 60 days of the issuance of building permits,
212 and the structure shall be completed in accordance with the plans within 120 days of
213 start of construction.

214 Motion was seconded by Olds. Motion carried. On Roll Call the Commission
215 voted: Baranowski yes, Minks yes, Olds yes, Weller absent, Stock yes, Bowling yes,
216 Martine absent. Motion carried.

217
218 The next Planning and Zoning Meeting was scheduled for March 16, 2015. Mr.
219 Minks stated that he would be unable to attend the next meeting.

220 Chairman Stock moved to adjourn the meeting, seconded by Baranowski.
221 Motion carried. Meeting adjourned at 8:20 p.m.

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Anita Moore, Deputy City Clerk