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CITY OF FLORISSANT



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

December 3, 2018

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	
Approval of Minutes	Page 2
Amendment to the Sign Code	Page 3
Azura	
201 Dunn Road	Page 3
Storefront	
660 N Hwy 67	Page 4
Pet Supplies Plus	
8230 N. Lindbergh	Page 4
Storefront	
12675 New Halls Ferry	Page 5

42
43
44
45
46
47
48
49
50
51
52
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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

December 3, 2018

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, December 3, 2018 at 7:00 p.m. with Chairman Steve Olds presiding.

Roll Call

On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke, David Smith and Tim Lee. John Martine was excused. Also present was Anita Moore, Deputy City Clerk and 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 amend line 195 to change *pervious* to *no additional impervious*, and on the Siteman Cancer petition, to change the spelling of the name *Colman* to *Coleman*, where necessary. Mr. Lee moved to approve the amended Meeting Minutes of November 5, 2018, seconded by Olds. Motion carried.

76 **Old Business**

77

78 **Item 1 Amendments to the Sign Code**

79 **PZ061818-2 Postponed to 1/7/2019**

80 Chairman Olds moved to continue “Sign Code Amendments” to 1/7/19,
81 seconded by Minks. Motion carried.

82

83 **New Business**

84

85 **Item 2 Azura**

86 **PZ120318-2 201 Dunn Road**

87 **Approved – Ward 5**

88 Request approval of a 100 square foot graphic window wall sign.
89

90 Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum stated
91 that the existing property is located in a shopping center with other medical facilities, taking the place
92 of Fresenius Vascular Care. The sign area is shown on the submitted plans to be 100 square feet. There
93 have been other examples of signs that have been permitted in windows limited to 40 square feet, for
94 example, Total Access Urgent Care. The petitioner has proposed the sign because of consistency of
95 graphics with the business and has requested approval through the regular process.

96 Bob Stephens, Plasti-Lite Signs, stated that they were proposing a 100 square foot graphic sign.
97 The graphics will go along with the new Azura logo. The graphics/signage can be seen through into the
98 office both day and night. The top portion will be clear glass. There are smaller signs on the building
99 that do not come before P & Z because only a permit is required.

100 Chairman Olds moved to approve the wall sign proposed at 201 Dunn Rd. (Azura) in a B-3
101 Extensive Business District, subject to the plan dated 10/18/18 submitted by Philadelphia Signs,
102 attached and conditions set forth below with these conditions being part of the record.

103

104 **PROJECT COMPLETION.**

105 Sign installation shall be completed upon the issuance of building permits, and the sign shall be
106 installed in accordance with plans attached.

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

109 **Item 3 Storefront - 660 N Hwy. 67**

110 **PZ120318-3 Approved - Ward 6**

111 Request approval of a remodeling to allow for restoration of a storefront in an
112 existing B-3 Zoning District.

113

114 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the
115 property is located in the Florissant Meadows Shopping Center. It used to be Hokkaido Restaurant
116 which had non-masonry changes approved under Special Use
117 Permit No. 2010. The property management company would like to return the storefront back to the
118 original existing painted brick and existing EIFS parapet. Uncovering the existing masonry will likely
119 reveal some damaged brick which is already painted and should be repaired and painted back to the
120 original color of the rest of the shopping center.

121 Paul Schroeder, Bianco Properties, agreed that the owner wished to return the unit to the
122 original color brick which will match the shopping center. The windows and front door will be
123 replaced with glass and aluminum.

124 Chairman Olds moved to approve the remodeling of the façade at 660 N Hwy. 67 as represented
125 by drawing A1, dated 11/19/18 by Merrick Felder, Architect, in a B-3 Zoning District and the following
126 additional requirements:

127

128 **PROJECT COMPLETION.**

129 Construction shall start within 60 days of the issuance of building permits and the structure shall
130 be completed in accordance with the plans within 180 days of start of construction.

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

133

134 **Item 4 Pet Supplies Plus**

135 **PZ120318-4 8230 N Lindbergh**

136 **Ratification Approved - Ward 3**

137

138 Mr. Lum presented the staff report for this minor request to B-5 Ord. No. 6555. He stated that the
139 petitioner wished to allow for loading dock equipment (scissor lift) at the rear of the building. The property
140 is known as the Florissant Market Place Shopping Center. Walter Albrecht, petitioner, stated that the lift
141 would be “safety yellow.”

142 Chairman Olds moved to ratify the conditional approval of the Building Commissioner for
 143 minor alterations to the development, Ord. No. 6555, as amended, by ordinances 6679, 6759 and 7316
 144 to allow for loading dock equipment and protective construction as shown on the drawings submitted
 145 and according to the proposal prepared by the applicant. These minor alterations depict minor changes
 146 in the development which is not in conflict with the nature of the development and meets all of the
 147 conditions of the Ordinance No. 6555, as amended by ordinances 6679, 6759 and 7316. Approval is
 148 subject to the regulations of this B-5 Zoning District and the following additional requirements:

149

150 GENERAL DEVELOPMENT CONDITIONS.

151 Unless and except to the extent otherwise specifically provided in Ord. No. 6555, as amended
 152 by ordinances 6679, 6759 and 7316, development shall be effected only in accordance with all
 153 ordinances of the City of Florissant.

154

155 PROJECT COMPLETION.

156 Construction shall start within 60 days of the issuance of permits and be completed in
 157 accordance of the approved changes to the final site development plan within 180 days of start of
 158 construction.

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

161

162 **Item 5 Storefront**
 163 **PZ120318-5 12675 New Halls Ferry Rd**
 164 **Approved - Ward 8**

165 Request approval of a remodeling to allow for an upgrade of a storefront in a B-2
 166 Zoning District.
 167

168 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the
 169 request is for an existing shopping center with multiple tenants. He added that the property was
 170 annexed by Florissant from St. Louis County, with St. Louis County assigning properties to the most
 171 comparable Zoning District, B-2. He noted that many of the annexed properties did not comply with
 172 the city’s masonry code. The petitioner wishes to upgrade both the front of the shopping center and a
 173 side entrance to the rear. Units A-D and the bar are facing units and Unit E is in the rear.

174 The cultured stone veneer used does not comply with masonry code. Cultured stone needs to be
175 changed to 1” thick minimum natural cut stone or 4” wythe brick over front wall of building and with
176 Exhibit F, 1” thick minimum natural cut stone or brick.

177 Mr. Jim Woodworth, architect, stated that the building has been vacant for over a decade and
178 the new owner would like to update and repair the building in order to rent it. He was avoiding making
179 the building look too symmetrical which would result from using one flat color. This was his best
180 effort to texturize the materials and lighten the building to make it more attractive. He noted the
181 existing brick was deteriorating and the windows in the rear were boarded up. Mr. Woodworth stated
182 that he was presenting the best and most attractive proposal, but was well aware of the city’s masonry
183 code and objection to cultured stone. He agreed to make the necessary changes to the plans he will be
184 submitting to Public Works. Mr. Lee noted that the city will inspect for any exterior code and
185 maintenance violations.

186 The Commission members were exceedingly happy that the building had been bought and the
187 owner was updating it. Although they did not want to discourage the renovation, they were required to
188 abide by the city’s masonry code.

189 Chairman Olds moved to approve the remodeling of the façade at 12675 New Halls Ferry Rd. as
190 represented by Drawing 1, Exhibits A-F, all dated 11/15/18 by Jim Woodworth, Architect, in a B-2
191 Zoning District, with the following conditions being part of the record:

192 Compliance with the City masonry ordinance, Section 500.040 as follows:

- 193 1. Provide 1” thick minimum “natural cut stone” or 4” wythe brick over the entire front wall of the
194 building.
- 195 2. Exhibit ‘F’: change cultured stone to 1” thick minimum “natural cut stone” or brick.

196 PROJECT COMPLETION.

197 Construction shall start within 60 days of the issuance of building permits and the structure shall
198 be completed in accordance with the plans within 180 days of start of construction.

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

201 Chairman Olds moved to place 2019 Planning & Zoning Meeting Dates and 2019 dates for
202 Commission members to attend Council Meetings on the 1/7/19 agenda, seconded by Minks. Motion
203 carried. The next scheduled Planning and Zoning Meeting is scheduled for Monday, January 7, 2019.

204 Mr. Baronowski moved to adjourn the meeting, seconded by Olds. Motion carried. Meeting
205 adjourned at 8:31 p.m.

206

207