

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

CITY OF FLORISSANT



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

June 3, 2019

| <u>Table of Contents</u> | <u>Page Number</u> |
|-------------------------------|--------------------|
| Roll Call/Minutes | Page 2 |
| Discussion with City Attorney | Page 3 |
| Amendments to the Sign Code | Page 3 |
| Ross Clothing Store | Page 3 |

39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

June 3, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, June 3, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Lee Baranowski, Steve Olds, Tim Lee and David Smith. Allen Minks, Robert Nelke and John Martine were excused. Also present was Phil Lum Building Commissioner and Anita Moore Deputy City 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 approve the Meeting Minutes of May 20, 2019, seconded by Smith. Motion carried.

73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105

New Business

Item 1 Discussion with City Attorney, John Hessel
Postponed to 6-17-2019

Chairman Olds moved to postpone “Discussion with City Attorney, John Hessel” until 6/17/19, seconded by Lee. Motion carried.

Old Business

Item 2 Amendments to the Sign Code
PZ-061818-2 Postponed to 6-17-2019

Chairman Olds moved to postpone “Amendment to the Sign Code” until 6/17/19, seconded by Lee. Motion carried.

Item 3 Ross Clothing Store
PZ052019-2 13995 New Halls Ferry Rd.
Recommended Approval - Ward 9

Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum stated that the petitioner had withdrawn their previous submission and elected to return to Planning & Zoning to present revised plans. Items revised include Plan A of a screened loading area and trash compactor on the North Side of the building, including wall and window alterations.

Mr. Lum stated that Ross has included dimensions for the signs in this request. New signs are shown on three sides of the building with dimensions to be 6 x 24 feet and under 100 square feet. The blue identity bands shown on the front of the store are the same color as was submitted in the original plans. Chairman Olds stated that he was glad they were not attempting to paint the brick.

106 Brian Nast, petitioner representing Ross, presented a new revised truck route. Mr. Nast
107 explained that the trucks will be entering from Lindbergh and exiting onto Halls Ferry. Testing has
108 been completed to ensure that there was sufficient turnaround room for the trucks.

109 Chairman Olds moved to recommend approval to amend a 'B-5', Ordinance No. 6669 (as
110 amended by ordinances #6797, #6844, #6861, #6961, #7019 and # 7088), to allow for a new clothing
111 store with exterior changes at 13995 New Halls Ferry (Ross Store #2222) in a 'B-5' Zoning District,
112 according to the proposal prepared by the petitioner as described related documents presented and
113 according to the attached drawings: Development Site Floor Plan, A2 Demo Plan A3 Development Site
114 Plan, A4 Preliminary Exterior Elevations, 4 Color Renderings by Casco+R5 and metal screen product
115 information by Ametco, and the following additional requirements:

- 116
117 1. TRASH SCREENING
118 a. Trash compactor area shall be screened from view from any public r.o.w or residentially
119 zoned property.
120 b. Trash compactor area for 13995 New Halls Ferry shall be screened using existing
121 landscaping, pre-finished, metal louvers and gates by 'Ametco' in complimentary standard
122 colors or additional landscaping as required by the Building Commissioner.
123 c. Compactor area shall have a person/man door to separate access and to allow access
124 without opening the large gates.
125
126 2. GENERAL DEVELOPMENT CONDITIONS.
127
128 a. Unless, and except to the extent, otherwise specifically provided herein, development
129 shall be effected only in accordance with all ordinances of the City of Florissant.
130
131 b. The Department of Public Works shall enforce the conditions of this ordinance in
132 accordance with the Site Development Plan approved and all other ordinances of the
133 City of Florissant.
134
135 3. PROJECT COMPLETION.
136 Construction shall start within 90 days of the issuance of building permits for the project and
137 shall be developed in accordance of the approved final development plan within 12 months
138 of start of construction.

139
140 The motion was seconded by Lee. On Roll Call the Commission voted: Baranowski yes, Minks
141 absent, Olds yes, Nelke absent, Martine absent, Lee yes and Smith yes. Motion carried.

142 Mr. Baranowski moved to adjourn the meeting, seconded by Lee. Motion carried. Meeting
143 adjourned at 7:28 p.m.

144

145

146