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CITY OF FLORISSANT



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

August 19, 2019

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CITY OF FLORISSANT



Planning and Zoning Commission

Unofficial Planning & Zoning Minutes

August 19, 2019

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, August 19, 2019 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Steve Olds, Allen Minks, Tim Lee, Lee Baranowski and John Martine. Robert Nelke was excused. John Martine was absent. 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

Mr. Lee moved to approve the Meeting Minutes of August 5, 2019, seconded by Smith. Motion carried.

71 **New Business**

72
73 **Item 1 Old Time Pottery**

74 **PZ081919-6 42 Grandview Shopping Center**

75 **Ratification Approved - Ward 7**

76

77 Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the
78 Old Time Pottery sign at Grandview Plaza Shopping Center has been weather damaged and the
79 petitioner is requesting to replace it. The sign under the existing ordinance is a box wall sign, 58' x 6'
80 = 348 square feet. The new sign is an open letter wall sign 61' x 7'-2" of which 2/3 of the area would
81 be 291 square feet.

82 Mr. Mike Wiesehan, A-1 Signs, stated that the proposed sign will be an open letter sign instead
83 of the current type of box sign. The new sign will look very similar to the old one. The letters will be
84 the same size and it will be internally lit by LEDs, but the white background will be eliminated. There
85 will be a timer/dimmer installed on the sign.

86 Chairman Olds moved to ratify the conditional approval of the Building Commissioner for minor
87 changes to the site development plan of the B-5 Ordinance No. 6814 to allow for a change in the wall
88 sign per the attached design as follows:

89 Change Ord. No. 6814, Section 1, to read as follows:

90 Ordinance No. 5239 heretofore granted establishing a B-5 Planned Commercial District for
91 Grandview Plaza Shopping Center, as amended by Ordinance Nos. 5421, 5422, 5469, 5504, 5608, and
92 5970 is hereby amended by Ordinance for the removal of the signage previously authorized and to
93 authorize the signage for the Old Time Pottery store located at 42 Grandview Plaza Shopping Center in
94 accordance with the drawing attached hereto and made a part hereof as is fully set out herein and
95 stamped approval dated 8/19/19.

96

97 **PROJECT COMPLETION**

98 Construction shall start within 90 days of the issuance of building permits, and the structure
99 shall be completed in accordance with the plans within 180 days of start of construction.

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

102

103

104

105 **Old Business**

106

107 **Item 2 Food Truck**

108 **PZ071519-6 2020 Patterson Road**

109 **Removed from Agenda - Ward 4**

110

111 Chairman Lee moved to remove the request for the food truck located at 2020 Patterson Road,
112 seconded by Smith. Motion carried.

113

114 **Item 3 Sign Code**

115 **1) Recommended Approval of Digital Sign Regulations**

116 **2) Postponed Remainder of Sign Code amendments to 9/16/2019**

117

118 Members of the Commission discussed the most recently revised copy of the sign code which is
119 dated 7/10/2019. Mr. Lum stated that Mr. Minks had submitted his recommendations as well for all to
120 review.

121 There was considerable discussion of the difference between monument signs and ground signs,
122 and the possibility of combining both definitions. Chairman Olds thought that the two types of signs
123 were very similar.

124 Mr. Baranowski stated that he felt that a separate definition of a monument sign was necessary.
125 Differing heights, widths, definitions, set-backs and locations in the right-of-way were significantly
126 different between the two types of signs. Mr. Baranowski suggested that anyone requesting a
127 monument sign in the right-of-way would need to justify a hardship.

128 Mr. Lee stated that he has come to the realization that a monument sign needed to be included in
129 the sign code. He also stated that definitions of various signs should not be vague and should be
130 “tightened up.” Other than in a B-5, defining terms of signage should not be subjective.

131 Mr. Lum stated that it would make his job easier if there were “iron clad” signage regulations,
132 but it would take considerable research and time to complete the entire sign code. They currently
133 have a Digital Sign Ordinance ready to recommend to Council.

134 Variations in the interpretation of directional signs were also discussed. Chairman Olds stated
135 that he would like to include numeric addresses on direction signs. The current ordinance does not
136 allow them.

137 Mr. Lee suggested forwarding the Digital Sign Code to the council which is what the council
138 has been asking for. Chairman Olds agreed, since Planning & Zoning has the Electronic/Digital Sign
139 Code written, ready, and agreed upon. He stated that the other elements of the sign code that need to be
140 reviewed can be continued to the next Planning & Zoning Meeting.

141

142 Chairman Olds moved to recommend approval to amend the Sign Code to add:

143

144 **Section 520.010: Definitions.**

145 DIGITAL DISPLAY – The portion of a sign message made up of illuminated components
146 capable of changing the message. Digital displays may include but are not limited to LCD, LED, or
147 plasma displays.

148

149 DIGITAL SIGN – A sign whose alphabetic, graphic, or symbolic informational content or
150 display, either in whole or in part, is composed of electronically illuminated or mechanically driven
151 changeable segments which may be changed or altered by means of electrical, electronic or
152 computerized programming.

153

154 FRAME EFFECT – A visual effect on a digital sign applied to a single frame to transition from
155 one message to the next.

156

157 **Section 520.115: Digital Signs.**

158 A. Digital signs are prohibited in the Historic District but are otherwise permitted subject to the
159 following limitations.
160

161 1. Digital signs shall display static images for a period of at least ten (10) seconds before
162 transitioning to another static image.

163 2. Digital signs shall not include animation, full motion video, flashing, scrolling, strobing,
164 racing, blinking, and changes in color, fade-in or fade-out in any manner imitating movement or any
165 other means not providing constant illumination.

166 3. Frame effects are prohibited, except for a frame effect of a maximum of 1 second black
167 frame.

168 4. Digital signs shall come equipped with automatic dimming technology which adjusts the
169 sign's brightness in direct correlation with ambient light conditions, not exceeding 0.3 foot candles
170 about ambient light as measured using a foot candle (Lux) meter at a present distance depending on
171 sign area, measured as the square root of the product of the sign area (sq.ft.) times 100.

172 a. Example using a 50 s.f. display: Measuring distance $\sqrt{(50 \times 100)} = 70$.

173 5. There shall be no change in digital sign requirements for various speed limits within the
174 City.

175 6. Each line of copy or graphs must be at least 5 inches in height.

176 7. Digital signs shall only be allowed on monument sign and the digital message area may
177 occupy no more than 35% of the entire sign structure.

178 8. Factory settings for digital displays must conform to comply with the Digital Sign Code.

179 9. All Digital signs previously installed prior to this Section shall come into compliance with
180 the regulations set forth herein within 180 days from the adoption of such regulations.

181
182 The motion was seconded by Lee. On Roll Call the Commission voted: Minks yes, Olds yes,
183 Nelke absent, Martine absent, Lee yes, Smith yes and Baranowski yes. Motion carried.

184
185 Chairman Olds moved to postpone discussion of remaining amendments to the Sign Code to
186 9/16/19, seconded by Martine. Motion carried.

187
188 Mr. Minks moved to adjourn the meeting, seconded by Smith. Motion carried. Meeting
189 adjourned at 8:36 p.m.

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195

Anita Moore, Deputy City Clerk