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CITY OF FLORISSANT



Unofficial Planning & Zoning Minutes

March 1, 2021

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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

March 1, 2021

The Planning and Zoning Commission of the City of Florissant met for a remotely conducted meeting through a Zoom platform on Monday, March 1, 2021 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 David Smith. John Martine was excused. Also present was Phil Lum, Building Commissioner and Jacque George, 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 approve the minutes as they stand, seconded by Mr. Nelke. Motion carried.

Old Business

Item 1 3500 Patterson (Hucks)

PZ120720-1 Continued - Ward 4

Request for recommended approval of changes to the recorded development plan in an existing B-5, to allow for an addition, exterior changes and signage.

Chairman Olds moved to continue this item until the next Meeting to be held on Monday March 15, 2021. Seconded by Mr. Smith. Motion carried.

69 There was a brief discussion regarding the continuance of an item to the next agenda and how many times it
70 should be continued.

71

72 New Business

73 **Item 2 14065 New Halls Ferry Road (Formerly Chinese Gourmet)**

74 **PZ030121-2 Ward 9**

75

76 Request recommended approval to amend a 'B-5' to divide the property into two separate Uses as
77 Restaurants and to add any Uses that are permitted in the 'B-3' Extensive Business District, without a Special
78 Use Permit.

79

80

81 Phil Lum, Building Commissioner, presented the staff report for this request. This is a request for
82 changes in an existing B-5. This 'B-5' is unusual in that it states this can only be "a restaurant";
83 (Ordinance No. 5885). Many 'B-5's include more than just one Permitted Use, but this one indicates
84 only one use. Petitioner is interested in dividing the space into 2 separate spaces and this is precipitated
85 by Mr. Anton's submission of building permit applications to divide this space in two. Mr. Lum let
86 them know that a 'B-5' Amendment would be the best approach to add more Uses and to divide the
87 space into two. The petitioner proposes any of the permitted uses without a Special Use permit allowed
88 in a 'B-3' Extensive Business District be permitted. The 'B-3' District has 107 permitted uses. This is
89 also part of the petition. The existing property is only about a 1/3 of an acre. Mr. Lum shared a screen
90 to show the property and where the parking and easement, owned by Ameren, is located. It further
91 shows the loading dock in the back of the building. Staff has the following comments on the work that
92 includes:

93

- 94 1. No size change in footprint or site.
- 95 2. The original mansard roof was passed as ordinance 5885 with a shingle covered mansard roof in
96 October of 1996 designed by Lei Hoo Mak & Associates.
- 97 3. In December of 1996, P&Z approved replacement of the shingle mansard with the Chinese
98 ornamentation, designed also by by Lei Hoo Mak & Associates.
- 99 4. A minor change was ratified in 2012 for removal and replacement of building ornamentation
100 using another non-masonry (EIFS) material approximately equivalent in area to the Chinese
101 ornamentation which was an approved non-masonry material in the original 'B-5'. Signage then
102 was shown approximately 2'-6" tall x 14' = 35 x .67 = 23.45 s.f.; well within the 40 s.f.
103 allowance for a wall sign.

104 5. The previously ratified minor changes were not implemented due to the retirement and recent
105 passing of the establishment's proprietor, whose descendent now proposes different building alterations
106 and the addition of Uses which are not part of ord. no. 5885.
107 Plans included and identified in the suggested motion indicate removal of exterior non-masonry
108 materials and other non-masonry materials in their place. The addition of a window allows natural light
109 into the existing restaurant space. All the dining windows faced New Halls Ferry and the kitchen was in
110 the back and there is just enough room for the side entrance to serve as a carry out for the proposed
111 smaller restaurant which is proposed to be carry out only and another tenant can go in the front.
112 Chairman Olds asked for clarification on the amount of parking spaces as not to approve something and
113 then it not be able to function because of the parking. Mr. Lum confirmed there are 20 parking spaces.
114 Steve Anton stated that the tenant space is 1390 square feet. According to section 405.225 restaurants
115 less than 1500 sq. ft. are 4 spaces per 1000 sq. ft. Chairman Olds asked about parking for carry-out.
116 For fast food restaurants is one space for every 2 seats however there are no seats in this space plus 2
117 spaces for every 3 employees; so for restaurants less than 1500 sq. ft. its 4 ½ per 1000 sq. ft. gross floor
118 area. The total gross area of the entire building is 2600 square foot. The proposal is both restaurant and
119 retail space. If the restaurant is the heaviest use and the whole building is 2600 s.f. 1270 sq. ft. is the
120 restaurant then $4.5 \times 1.2 = 5.4$ spaces. The balance of the square feet is the retail. So, the retail is 4
121 parking spots per 1000 s.f., therefore $4 \times 1.39 = 5.5$ After further discussion Mr. Lum confirmed that per
122 parking calculations there is adequate parking (with 11 spaces required max).
123 Mr. Lum pointed out there is a minor area where siding proposed covers brick. The decorative material
124 when removed exposes some non-masonry material (block/CMU). Steve Anton confirmed the project
125 is mostly siding over existing concrete block. Chairman Olds asked the life span of the siding. Mr.
126 Anton stated they were looking into several different materials. One being a composite material which
127 is a very good looking, non-shiny material that looks like wood and would last forever most likely.
128 Mr. Lum described changes in the suggested motion to Section 2 of the Ord. No. 5885 to be as follows:
129 "Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances
130 of the City of Florissant and on condition that the development and plan for the 'B-5' Planned
131 commercial District be carried out in accordance with the preliminary plans filed with the Planning &
132 Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to
133 the Florissant City Council, all of which are attached hereto, adopted and incorporated herein, be
134 referenced as if fully set out herein and made a part hereof and marked as Exhibit A, amended by plans
135 entitled A-1 and A-2 Restaurant Renovations and Tenant Space by Anton Architecture Inc dated Dec
136 17, 2021."

137

138

139 Change Section 2, paragraph 1 to read as follows:

140 “The Uses permitted in the ‘B-5’ Planned Commercial District shall include restaurant facilities with
141 sit-down and carryout service and any Use that is permitted in a ‘B-3’ Extensive Business District
142 without a special use permit. No other Use shall be authorized unless otherwise approved by
143 amendment of this ordinance.”

144 Mr. Nelke asked if we are approving just dividing this building and the one restaurant?

145 Mr. Lum explained he could not approve a building permit to divide it into 2 different uses because only
146 one use is permitted right now, a single restaurant. There were also exterior changes proposed to
147 remove ornamentation that were put in by a previous action. It’s both exterior aesthetics and to change
148 the Uses in that original ordinance which said it can only be one “restaurant” to allow both of these to
149 be a restaurant or both of these could be any of the permitted uses in the commercial districts. What the
150 descendants of the family are saying is they would like to divide it into two spaces, they want to return
151 with some familiar family recipes that were well known here. They no longer need as much dining
152 space so they would like to lease out the other space but they couldn’t under the current ordinance
153 because they are limited to one Use. Thus, they’re changing Uses, adding Uses and changing the
154 outside.

155 Mr. Lee asked if they would require more than one restroom if space is divided.

156 Mr. Lum said that it depends of the occupant load. If the occupant load remains low, under 15 people
157 total, then one restroom would be sufficient per a code exemption. If the other restaurant has an
158 occupant load that would require two restrooms, then they would have to consider putting in two or they
159 may be able to rearrange it so that there is a common hallway where the two restrooms could be shared.
160 The code will allow shared restrooms spaces within a certain number of feet for proximity.

161 Mr. Baronowski asked if they could just rezone the ‘B-5’ back to ‘B-3’.

162 Mr. Lum said it is much easier and appropriate to amend the ‘B-5’ than to rezone. If it was possible to
163 rezone, they would still need a Special Use for a restaurant requiring two steps as apposed to one.

164 Mary Nguyen gave some history of the restaurant and discussed what she wants to do with the space.
165 She has her mother’s recipes and would like to open a carry-out restaurant (no indoor dining) and if
166 approved would consider renting second space for a possible Bubble-Tea shop or possibly a plant shop,
167 “nothing definite yet” was an answer to Chairman Olds inquiry about use of the potential retail space.

168 Mr. Lee asked if there would be dine in. Ms. Nguyen confirmed that at this time it would be strictly
169 carry-out. Mr. Lee also asked about deliveries and where the trucks would park and is there any safety
170 concerns regarding how products would be delivered since they would have to cross the parking lot.

171 Ms. Nguyen said she would discuss these concerns with Mr. Anton.

172 Mr. Olds moved to amend a 'B-5, located at 14065 New Halls Ferry to divide the property into two
173 separate Uses as Restaurants, 14065 and 14063 New Halls Ferry and to add any Uses that are Permitted
174 in the 'B-3' Extensive Business District, without a Special Use Permit to Ord No. 5885:

175
176 Approval is subject to the regulations of this B-5 "Planned Commercial District", and the following
177 additional requirements:

178 In Ordinance No. 5885, the following changes:

179

180 change Section 2, to read as follows:

181

182 Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances
183 of the City of Florissant and on condition that the development and plan for the 'B-5' Planned
184 commercial District be carried out in accordance with the preliminary plans filed with the Planning &
185 Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to
186 the Florissant City Council, all of which are attached hereto, adopted and incorporated herein be
187 referenced as if fully set out herein and made a part hereof and marked as 'Exhibit A' amended by plans
188 entitled "A-1 and A-2 Restaurant Renovations and Tenant Space by Anton Architecture Inc dated Dec
189 17, 2021."

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193 sit-down and carryout service and any Use that is permitted in a 'B-3' Extensive Business District
194 without a special use permit. No other Use shall be authorized unless otherwise approved by
195 amendment of this ordinance."

196

197 Seconded by Baronowski.

198

199 On Roll Call the Commission voted: Olds yes, Baranowski yes, Minks yes, Smith yes, Nelke yes, and
200 Lee yes. Motion carried.

201
202 Chairman Olds moved to adjourn the meeting, seconded by Mr. Smith. Motion carried. Meeting
203 adjourned at 7:55.

204

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206

Jacquelyn George – Recording Clerk