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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

February 6, 2023

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CITY OF FLORISSANT



37
38

39 The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955
40 rue St. Francois on Monday, February 6, 2023 at 7:00 p.m. with Chairman Olds presiding.

41

42 **Roll Call**

43 On Roll Call the following members were present: Steve Olds, Robert Nelke, Dan Sullivan, Lou
44 Jearls, Lee Baranowski, and Allen Minks. John Martine was excused. Also present was Phil Lum,
45 Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning
46 and Zoning Commission was in session for the transaction of business.

47

48 **Approval of Minutes**

49 Mr. Minks moved to approve Meeting Minutes of January 17, 2023 with corrections to line 183
50 and 186, seconded by Olds. Motion carried.

51

52 **New Business**

53 **Item 1 472-474 Howdershell (St. Louis Fish & Chicken)**

54 **PZ020622-1 Approved – Ward 3**

55 Request recommended approval of a Special Use Permit at a shopping center to allow for a sit-
56 down, carry-out restaurant in a ‘B-3’ Extensive Business District.

57 Phil Lum noted the business is wanting to double the size of the previous restaurant in the
58 location and will require a new Special Use Permit, but the location only has seating for 8 people and a
59 maximum occupancy of 15 people. Brian Ivy, petitioner, noted the new tenant wants to increase the
60 footprint of the location and the business will primarily be used for carry-out and delivery. Mr. Ivy
61 noted the sign on the building will be a back-lit vinyl sign with lettering.

62 Chairman Olds made a motion to recommend approval of a Special Use, to allow for a sit-
63 down, carry-out restaurant at 472-474 Howdershell (St. Louis Fish & Chicken) in a ‘B-3’ Extensive
64 Business District.

65 The motion was seconded by Jearls. On roll call the Commission voted: Olds yes, Nelke yes,
66 Sullivan yes, Jearls yes, Baranowski yes, Minks yes.

67

68 **Adjournment**

69 Chairman Olds stated the next meeting will be held on Tuesday, February 21, 2023 at 7:00 p.m.
70 Mr. Baranowski moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting adjourned
71 at 7:25 p.m.

72

Savanna B Burton

73

Savanna B Burton, Deputy City Clerk, MRCC