

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

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

February 21, 2023

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
13931 New Halls Ferry (Hibbett Sports)	Page 2-3
35 Florissant Oaks Shopping Center (So Deity Diner)	Page 3
Adjournment	Page 3

36

CITY OF FLORISSANT



37

38

The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Monday, February 21, 2023 at 7:02 p.m. with Chairman Olds presiding.

40

Roll Call

42

43

44

45

46

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

Approval of Minutes

48

49

50

Mr. Olds moved to approve Meeting Minutes of February 6, 2023, seconded by Minks. Motion carried.

New Business

Item 1 13931 New Halls Ferry (Hibbett Sports)

PZ022123-1 Approved – Ward 9

54

55

Request ratification of a minor change to allow for security gates in a ‘B-5’, Ord 6669 (as amended by ords. nos. 6797, 6844, 6867, 6961, 7019, and 8527).

56

57

58

59

60

61

62

Phil Lum noted this business is wanting security gates along the entry doors while the business is closed. Mr. Lum stated Ordinance 8704 prohibits fixed bars and grills on windows and doors. Mr. Baranowski noted certain businesses have been given approval for pull-down gates to add security. Chris Castleberry, petitioner, noted the gates are completely closed when the store is open, the steel gates are painted black and sit 2 inches away from the window on tracks. Jeremy Brown, director of construction, noted the business will do anything the commission asks of them. Many commission members noted their preference to have the gates stacking behind the wall.

63

64

65

66

Chairman Olds made a motion for ratification of conditional approval for a minor change in a ‘B-5’, Ord. 6669 (as amended by ords. nos. 6797, 6844, 6961, 7019, and 8527) to allow for scissor gates to be installed as conditionally approved by the Building Commissioner, stacking behind the wall when the business is open so as not to be seen within the window opening.

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

69

70 **Item 2 35 Florissant Oaks Shopping Center (So Deity Diner)**

71 **PZ022123-2 Approved – Ward 2**

72 Request recommended approval of a Special Use to allow for a Restaurant (Breakfast Café)
73 establishment in a ‘B-3’ Extensive Business District.

74 Phil Lum noted the location was the former Stix & Ice Restaurant with 56 occupants plus staff.
75 Revelyn Moore, owner, noted the existing space would be used as a breakfast dinner with the old bar
76 area being created into a cereal bar. Ms. Moore noted there would be no physical changes requested to
77 the building except potentially the vestibule based on ADA requirements. The restaurant will be a
78 family-friendly place with more carry-out than dine-in.

79 Chairman Olds made a motion to recommend approval of a Special Use to allow for a sit-down,
80 carry-out restaurant (breakfast café) establishment in a ‘B-3’ Extensive Business District as shown on
81 plans attached, subject to the conditions set forth below with these conditions being part of the record:

- 82 1. Maximum Occupant load shall be 56 customers plus staff as shown on plan C1.0 from
83 DERU and Associates, LLC.

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

86

87 **Adjournment**

88 Chairman Olds stated the next meeting will be held on Monday, March 6, 2023 at 7:00 p.m.

89 Mr. Jearls moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting
90 adjourned at 8:26 p.m.

91

92

Savanna B Burton

Savanna B Burton, Deputy City Clerk, MRCC