

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, August 7, 2023

The Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 7, 2023 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

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

II. Approval of Minutes

Lou Jearls made a motion to approve the minutes from July 17, 2023. The motion was seconded by Nelke, motion carried.

III. Announcements/Comments

IV. LHDC Business

V. Old Business

VI. New Business

PZ-080723-1 Ward 6
1290 N Highway 67 (Sugarfire)

Kurt Kaemmerlen, Ralph Zurheide
1539 S Kingshighway
St. Louis, MO 63110

Request Recommended Approval of a Special Use Permit, to allow for a sit down, carry out restaurant in a 'B-3' Zoning District.

Phil Lum, Building Commissioner, noted the 'B-3' Extensive Business District allows for a restaurant under a Special Use Permit and additional plans were requested by staff and the building would have 25 parking spaces. He stated all signs and murals are under 100 s.f. with the current painted block to be repainted. The smoker in the rear of the restaurant will be surrounded by fencing and covered. The property will have new landscape added with 10 shrubs and 5 trees.

Commissioner Martine asked if this old auto body shop had an oil separator. Mr. Lum noted all tanks have been removed in the 1990s and there is no longer a record of the tanks. He stated the petitioners wanted a location near to and accessible to Old Town Florissant. It was also noted the petitioner and another business adjacent to the property are working towards a parking agreement.

Kurt Kaemmerlen, designer, noted the building is existing, but they will be removing the garage doors. The property will consist of 23 standard parking spots and 2 golf cart parking spots. The business will have about 6 to 8 employees on each shift. Mr. Kaemmerlen noted the business is focusing on catering to carry-out.

Ralph Zurheide, Sugarfire employee, noted the rear smokers and trash containers will be on concrete slabs and they will be cleaning their parking lots each morning and evening.

Mr. Kaemmerlen noted the business is hoping to open within 3 to 6 months. Concerning trash, Mr. Kaemmerlen noted the business will have trash picked up between 2 to 3 times per week and is inside a compacter dumpster which measures 7' by 9'.

Mr. Lum noted the parking along Lafayette does not follow city code due to backing onto the street from the parking spaces and with the change, the business would not have enough parking lots.

Mr. Zurheide noted the parking agreement would consist of at least 15 parking spots and the agreement is close to being finalized.

Mr. Kaemmerlen noted the business could add curb stops at the golf cart spots to prevent cars from parking in the golf cart parking spots.

Vice Chairman Minks gave a few different options for the business which were the business could cut back on seating inside, the business could create parallel parking for the golf carts, or create a contingency of parking adjustment approved through the building commissioner for permit approval.

Commissioner Martine noted the parking agreement would solve all issues of parking spaces and seating inside the business.

Vice Chairman Minks moved to add a third condition reading "Parking to be revised to meet city requirements and approved by the Building Commissioner." Seconded by Martine, motion carried.

Vice Chairman Minks moved to recommend approval for a Special Use Permit to allow for a sit down, carry-out restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a sit down and carry-out restaurant.
2. Plans shall be consistent with plans submitted:
 - a. A100, A102, and S100 dated 7/21. Plan A101 and photometric plan 1 of 1 both dated 7/26/23.
3. Parking to be revised to meet city requirements and approved by the Building Commissioner.

Seconded by Sullivan. On Roll Call, the Commission voted as follows: Baranowski yes, Minks yes, Nelke yes, Martine yes, Sullivan yes, and Jearls yes.

VII Adjournment

Vice Chairman Minks stated the next meeting will be held on Monday, August 21, 2023 at 7:00 p.m.

Mr. Baranowski moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting adjourned at 8:13 p.m.

Adjourned at 8:13

Respectfully submitted,

Savanna B Burton
Savanna B Burton, CMC/MRCC
Deputy City Clerk