

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, April 21, 2025

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, April 21, 2025 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, Dan Sullivan, and Lou Jearls. Also present was Debra Irvin, 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

PZ Minutes 4/7/2025

Chairman Olds moved to approve the Planning and Zoning Commission Minutes of April 21, 2025, seconded by Sylvester. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

Chairman Olds moved to move Old Business after New Business on the agenda, seconded by Nelke. Motion carried.

V. New Business

PZ04212025-01. A request from Tony Milazzo (Florissant Custard LLC) to amend Ordinance No. 8508 for a 2nd drive-thru menu board at 975 N. Hwy 67 in "B-5" Planed Commercial District (Ward 6)

Ryan Swanson & Lauren Downing
Arc Design Resources Inc
5291 Zenith Parkway
Loves Park, IL 61111

Debbie Irvin, Building Commissioner, noted the request is for a 2nd billboard sign and landscaping changes. She noted the business will lose parking spaces, but it will have no impact since the parking will still meet the requirements of 61 spaces and 2 ADA spaces.

Ryan Swanson, petitioner, noted the business is to solving stacking issues on the roads while also recreating more green space. He stated they completed a parking study and will see little to no impact to the lose of parking spaces.

Briana Alston, franchise owner, stated she recently acquired the location and the back parking area is not often used.

Ms. Irvin noted the second entrance into the parking lot could be an "exit only."

Commissioner Margherio noted his concern that the change will not help with the traffic in the parking lot.

Commissioner Jearls mentioned a cross access that was missing from Popeye's to Culver's.

Ms. Irvin noted it was only shown on the original Popeye's plans since Popeye's was built second and they cannot put a hardship on Culver's.

Mr. Swanson stated the peak hours for the restaurant for dine-in is 1pm and drive-thru is 6pm on Friday.

Chairman Olds moved to recommend approval to amend the "B-5" Planned Commercial District at 975 N. Hwy 67 (Florissant Custard LLC) to allow for a 2nd menu board creating a twin drive-through by reducing parking spaces as shown on the Layout Plan C-005, Grading Plan C-006, and Landscaping Plan L-01 from Arc Design Resources, LLC in the "B-5" Planned Commercial District with the following conditions:

1. The owner shall comply with the conditions of Ordinance 8058 as amended.

2. All planting shall be completed by the fall season of 2025.

3. Bollards shall be reflective to prevent vehicular damage.

Construction shall start within 180 days of issuance of building permits for the project and shall be completed within 6 months of the start of construction.

Seconded by Margherio. On roll call, the Commission voted as follows:

VOTING

Motion by: Olds, Steve

Second by: Margherio, Marty

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Jearls, Lou	X			
Margherio, Marty	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was approved.

VI. Old Business

PZ07152024-06. A request to amend Article IV – Limitations of Exterior Materials known as the city's Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

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955 Rue St Francois
Florissant, MO 63031

Debra Irvin noted the changes requested from the last meeting.
Commissioner Margherio stated the Council did not want corrugated metal.
Ms. Irvin noted most pre-fabricated buildings are removed when companies vacate their property.
Commissioners Olds, Nelke, Jearls, and Margherio stated they will wanted to follow requirements of warranty and material.
Ms. Irvin stated the comprehensive plan says the city needs to update the code book to work better with corporate brands.
Chairman Olds noted line 144 should read "repainting brick" and line 195 should read "within 6 months of the property being vacated."
Chairman Olds made a motion for the proposed code book section to be sent to the City Attorney for review, seconded by Nelke. Motion carried.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, May 5, 2025, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 8:19 p.m

Adjourned at 8:19 PM

Respectfully submitted,
Savanna B. Burton
Savanna B. Burton, CMC/MRCC
Deputy City Clerk