

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, May 5, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, May 5, 2025 at 7:00 PM with Vice Chairman Robert Nelke presiding.

I. Roll Call

On roll call, the following members were present: Dan Sullivan, Robert Nelke, Marty Margherio, Lou Jearls, and Larry Sylvester. Steve Olds was excused. 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 **Minutes 4/21/2025**

Commissioner Jearls moved to approve the Planning and Zoning Commission Minutes of April 21, 2025, seconded by Sullivan. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. 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.

City of Florissant
955 Rue St Francois
Florissant, MO 63031

Vice Chairman Nelke moved to table Request PZ07152024-06 until the City Attorney can review the proposal, seconded by Sylvester. On roll call, the Commission voted as follows:

VOTING

Motion by: Nelke, Robert, Jr.

Second by: Sylvester, Larry

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
---------------	-----	----	---------	--------

Olds, Steven				
Jearls, Lou	X			
Margherio, Marty	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was tabled.

VI. New Business

PZ05052025-01. A request to paint exterior brick walls to meet corporate brand changes at 370 North Hwy 67 in a B-3 Extensive Business District (Ward 3)

Avi Khemlani
Jimmy John's
370 North Hwy 67
Florissant MO 63031

Debbie Irvin, Building Commissioner, stated the request is to change the existing brick color to match the new corporate branding.

Avi Khemlani, owner, stated the building was last stained in 2014 and corporate is changing the branding from black to dark gray and red. He noted the black stain makes the building hotter in the summer. Mr. Khemlani stated he would be willing to stain the brick if they were not comfortable with him painting the brick.

Vice Chairman Nelke noted he cannot paint the brick, but he can stain the brick again.

Commissioner Jearls noted the stain seems to be peeling on the building and he does not want the brick painted. He stated he would prefer a high gloss stain.

Mr. Khemlani noted he would be sanding and painting the bollards but will only stain the building with the approved Sherwin Williams colors per the corporate requirements.

Vice Chairman Nelke moved to recommend approval to the City Council amending Special Use 8097 to change the color of existing brick building with stain to meet the corporate brand changes at 370 N Highway 67 in accordance with Section 505.060(D).

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

VOTING

Motion by: Nelke, Robert, Jr.

Second by: Sylvester, Larry

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

The request was approved.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, May 19, 2025, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Margherio. Motion carried, meeting adjourned at 7:24 p.m

Adjourned at 7:24 PM

Respectfully submitted,

Savanna B. Burton

Savanna B. Burton, CMC/MRCC
Deputy City Clerk