

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, June 16, 2025

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 16, 2025 at 7:00 PM with Chairman Steve Olds presiding.

I. Roll Call

On roll call, the following members were present: Steve Olds, Robert Nelke, Marty Margherio, Larry Sylvester, and Dan Sullivan. Lou Jearls 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 5/19/2025**

Chairman Olds moved to approve the Planning and Zoning Commission Minutes of May 19, 2025, seconded by Sullivan. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ05192025-03. Request Recommended Approval to amend Chapter 405 creating a new section in Article VI Supplementary District Regulations, section 405.255 Lighting Regulations.

Chairman Olds made a motion to postpone the request to the meeting on July 21, 2025, seconded by Nelke. Motion carried.

VI. New Business

PZ0616025-01. This is a request from Omar Altaharwah for a Special Use to operate a car detail and accessories shop at 8201 N Lindbergh, in a "B-3" Extensive Business District (Ward 3).

Omar Altaharwah
8201 N Lindbergh
Florissant MO 63031

Debra Irvin, Building Commissioner, stated Section 405.125 requires a Special Use Permit for vehicle detailing businesses. She noted the business will not be allowed to store vehicles on the parking lot overnight.

Omar Altaharwah, petitioner, stated the business is only for vehicle tinting and he will not be completing any other modifications on vehicles.

Chairman Olds made a motion to recommend approval the request from Omar Altaharwah (700 Horse Power LLC) for a Special Use Permit, to operate an Automotive Service Garage, and Car Detailing shop at 8201 N Lindbergh, in the "B-3" Extensive Business District subject to the conditions set forth below with these conditions being part of the record.

1. The maximum occupant load shall be 12 occupants including staff.
 - a. Petitioners shall post occupant load sign
2. The established hours of operation:
 - a. 9:00am – 7:00pm – Sunday through Saturday
3. Customers are not permitted to loiter or linger on parking lot while waiting for vehicle service.
4. At all times the parking lot shall be free of trash and debris
5. Outdoor storage is prohibited
6. Overnight storage of vehicles is prohibited.
7. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
8. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
9. Windows shall not be concealed or tinted, and advertising shall not exceed 16% of total window space.
10. Prior to issuance of an occupancy certificate, said property shall be improved in accordance with the floor plan which is attached hereto, and made a part hereof for all purposes.
11. The applicant will comply with all Florissant codes and ordinances, County, State, and Federal rules and regulations.
12. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
13. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
14. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
15. When Omar Altaharwah (700 Horsepower LL discontinues the operation of the business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance with the approved final development plan within 180 days of the start of construction.

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

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

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

The request was approved.

PZ06162025-02. This is a request from Kelly Stedman (Woolpert) for a site plan approval to install a walk up Automated Teller Machine (ATM) on the parking lot at 251 Dunn Road, in a "B-3" Extensive Business District (Ward 5).

Kelly Stedman (Woolpert)
Representing Bank of America
343 Fountains Pkwy
Fairview Heights IL 62208

Debra Irvin, Building Commissioner, stated the request is for a site plan approval for a walk-up ATM. She noted the currently parking lot has 242 spaces but will decrease to 239, though only 177 spaces are required.

Kelly Stedman, petitioner, stated the Woolpert Company has been working with all Bank of America walk-up and drive-thru ATMs. She noted they will have the required ADA parking spaces near the ATM and the location will have dusk to dawn lights poles for security. Ms. Stedman stated the new walk-up ATMs make them more accessible with safety precautions like bollards surrounding the 20ft by 20 ft island as well as a 6 inch raised curb.

Commissioners Margherio and Sylvester both noted their concerns with the location safety.

Chairman Olds made a motion to approve the request from Kelly Stedman (Woolpert), representing Bank of America for site plan approval to install a walkup ATM on the parking lot at 251 Dunn Road, in the "B-3" Extensive Business District subject to the conditions set forth below with these conditions being part of the record.

1. The ATM shall have a raised concrete foundation
2. Reflective bollards are required around the ATM to prevent vehicular impact
3. Dusk to dawn lighting is required
 - a. Lights shall be a minimum of 0.5 fc and shall not project light or glare to adjacent properties, shall be directed down and inward.
 - b. Light pole shall not exceed 25-feet
4. The applicant will comply with all Florissant codes and ordinances, County, State, and Federal rules and regulations.
5. At all times the parking lot around the ATM shall be free of trash and debris
6. When Bank of America discontinues the operation of the ATM kiosk, the machine shall be removed, and the site restored for parking.

PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance with the approved final development plan within 180 days of the start of construction.

Seconded by Nelke. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

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

The request was approved.

PZ06162025-03. This is a request from Brandon A Harp P.E (Civil Engineering Design Consultants-CEDC) for a site plan approval at 661 Rue St. Ferdinand St, in the “H-B” Historic Business District for a building addition (Ward 6).

Brandon A. Harp P.E (CEDC)

Representing the Florissant Valley Fire Protection District (FVFPD)

10820 Sunset Office Drive

St Louis MO 63127

Debra Irvin, Building Commissioner, stated the building will have a new driveway design and 14 new parking spaces.

Brandon Harp, engineer, stated the exterior materials are all going to match the existing building with grass pavers and reinforced concrete for the vintage fire truck to be on displayed during events. Mr. Harp noted the building will be a 2-story building with the administration area and vintage fire truck showcase area on the first floor and the bunkhouse on the second floor. The building proposal has been submitted to Metropolitan Sewer District for water run-off plan approval.

Chairman Olds made a motion to approve the request from Brandon A. Harp, P.E. (Civil Engineering Design Consultants-CEDC) representing the Florissant Valley Fire Protection District for site plan approval at 661 Rue St. Ferdinand St in accordance with the plans dated, January 31, 2025, in the 'H-B' Historic Business District with the following conditions, and these conditions being part of the record.

1. A Florissant land disturbance permit is required.
2. Any changes to the approved site plan must be returned to the Florissant Plan Commission for consideration.

PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance with the approval final development plan within 365 days of the start of construction.

Seconded by Nelke. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

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

The request was approved.

Chairman Olds made a motion to appoint Commissioner Margherio as acting secretary, seconded by Syvester. Motion carried.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, July 17, 2025, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 7:59 p.m

Adjourned at 7:59PM

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