

# CITY OF FLORISSANT



## PLANNING AND ZONING MINUTES

Monday, July 21, 2025

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, July 21, 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 PZ Minutes 6/16/2025**

Chairman Olds moved to approve the Planning and Zoning Minutes of June 16, 2025, seconded by Sylvester with a change to Commissioner Sullivan's vote on Page 4. Motion carried.

### **III. Announcements/Comments**

Chairman Olds made a motion to move the Old Business to after the New Business items, seconded by Sullivan. Motion carried.

### **IV. LHDC Business**

There were none.

### **V. New Business**

**PZ-07212025-01.** This is a request from South Side Property LLC to install a variety of exterior wall material for the construction of a new convenience store and filling station at 1280 N Hwy 67.

South Side Property LLC  
Mike Jabbar  
1280 No Highway 67  
Florissant MO 63031

Debra Irvin, Building Commissioner, stated the request is the change from 100% brick to brick veneer, CMU and Nichiha materials.

Chairman Olds confirmed none of the proposed materials comply with the masonry code.

Gary Ploesser, Surveyor, stated he has no explanation from the owner regarding the choice of exterior material and would speak with the owner about using brick instead of brick veneer. He noted the elevations are labeled wrong and will have the correction made.

Chairman Olds moved to continue the request to the Planning and Zoning Commission meeting on August 4, 2025, seconded by Jearls. Motion carried.

**PZ-07212025-02.** This is a request from Chick-fil-A to amend the site plan, relocate the trash enclosure, revise the parking lot and amend the landscaping.

Todd Richards, PE  
1391 Corporate Drive, Suite 203  
McHenry, IL 60050

Debra Irvin stated the request is to amend the site plan to allow for a second drive through lane, remove 9 parking spaces for a new trash enclosure, and landscaping plan. She noted the change does not affect the required spaces needed.

Todd Richards, petitioner, stated the business wants to enhance the drive-through functionality to widen the entrance for two full lanes for the entrance. The trash enclosure and storage shed will be moved away from the drive-through exit and an updated landscaping plan has been added.

Korian Harrington, Manager, sated the deliveries typically take place prior to 9am and will not be affected by the changes made to the property.

Chairman Olds moved to recommend approval from Todd Green, HR Green, representing Chick-fil-A for Recommended Approval amending Ordinance 9072 to amend the site plan by relocating the trash enclosure, decreasing the parking spaces, and planting new landscaping, and subject to the subject to the conditions set forth and being part of the record:

1. The development plan with an existing 5,000-SF restaurant with parking, drive-through canopy, lighting, trash enclosure, and landscaping shall be consistent with the attached plans:

a. HR Green plans: C000, C001, C002, C-100, C-200, C-300, C-400, C-401, C-402, C403, C-500, L-100, L-101, L-102, and, L-103, dated 03/27/2025.

2. Screening for trash containers and electric equipment shall be adequately screened with appropriate materials or landscaping to conceal the visibility of the object from the right-of-way and from neighboring businesses.

3. Trash containers shall be kept within a gated sight-proof fenced area and kept clean and maintained. Screening for outside trash containers shall be of a material that matches or is compatible with the building.

4. Any variations from the ordinance approved by the City Council and/or the plans attached to such ordinance shall be returned to the Building Commissioner for review.

5. New light poles shall not exceed 25' ft in height.

6. The remaining landscaping shall be protected during site construction.

**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 270 days of the start of construction.

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

### **VOTING**

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

|                 |     |    |         |        |
|-----------------|-----|----|---------|--------|
| COUNCIL MEMBERS | 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.

**PZ-07212025-03.** This is a request from Angela Slater, a Florissant business owner to amend the zoning uses in the Historic District "HB" to allow for private business suites and private mailboxes.

Angela Slater  
701 Rue Saint Francois  
Florissant, MO 63031

Debra Irvin noted the request allows for speculative suites, private postage services, and virtual mailboxes. She stated these types of businesses have become more popular since many businesses have become a work-from-home situation and owners do not want large business packages to be mailed to their homes directly. Ms. Irvin noted the request was not sent to LHDC since it is not regarding the beautification of the area.

Chairman Olds noted he would like similar requests to go to the LHDC in the future.

Ms. Irvin noted the number of mailboxes would be determined based on the square footage of the building.

Commissioner Sullivan noted concerns about having enough parking spaces.

Ms. Irvin stated the business will only be open at certain times to allow for packages to be picked up.

Angela Slater, business owner, stated the building has 24 parking spaces in the rear as well as 5 off North Lafayette. She noted the business will have about 20 mailboxes and 8 office suites with one holding all the mailboxes. Ms. Slater noted the hours of operation would likely be 12pm to 6pm Wednesday through Saturday to match her candy store.

Ms. Irvin noted some of the office suite businesses will need Special Use Permit approval.

Chairman Olds moved to approve the request from business owner Angela Slater, Precious Palms Homes Services LLC to add certain uses in the Historic District "HB" Speculative Suites, Private Postage Services, and Virtual Mailboxes, subject to the conditions set forth below with these conditions being part of the record.

1. Speculative Suites tenants shall follow the Historic District Permitted and Special Uses.

2. Private Postage Services and Virtual Mailboxes shall be permitted use.

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

### **VOTING**

Motion by: Olds, Steven

Second by: Sullivan, Dan

|                 |     |    |         |        |
|-----------------|-----|----|---------|--------|
| COUNCIL MEMBERS | 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.

**PZ-07212025-04.** This is a request from Kirkwood Fence and Sandra McNally to install a combination of fence materials (6-ft vinyl and 4.6 feet aluminum) around the property.

Sandra McAnally  
915 DeWayne Dr  
Florissant MO 63031

Debra Irvin stated the request is for a corner lot which was annexed in with a fence in front of the front setbacks. She noted the request is for a 4.5-foot aluminum fence and a 6-foot golden oak vinyl fence. Section 405.220(A)(3) and (11) states the use of mixed materials requires Planning and Zoning Approval.

Jim Bischoff, Kirkwood Fence, stated the fencing would be black aluminum and wood-appearance vinyl with the fence being installed in the same area as the previous fence. Mr. Bischoff noted the fence would have 2 6-foot gates at the driveway with drop rods.

Commissioner Margherio moved to send the request to the Board of Adjustment for approval of the setback, seconded by Jearls. On roll call, the Commission voted as follows: Olds no, Nelke no, Margherio yes, Jearls yes, Sylvester no, and Sullivan no. **Motion failed.**

Chairman Olds moved to approve the request from Sandra McAnally and Jim Bischoff with Kirkwood Fence Company to use a mix of fence material and height consisting of (54" aluminum and 6-ft golden oak vinyl) along the Lindsey front yard, side yard and connecting at the rear line at 915 DeWayne Drive, in the "R-3" Single-Family Dwelling District with no other conditions.

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

## **VOTING**

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

| COUNCIL MEMBERS    | 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**

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

Debra Irvin noted the staff report has been updated with requested information from the previous meeting and code sections. She stated changes were made to lines 58, 61, 64, 83-100, and 153-157 to match other cities.

Commissioner Jearls stated "multi-family" should be added to line 58.

Chairman Olds asked for definitions to be added to the staff report and code section.

Debra Irvin stated the city currently follows St. Louis County standards.

Commissioner Margherio asked for off-site glare information to be added to the code.

Commissioner Sullivan noted concerns with dusk to dawn lighting due to issues with other businesses in the past which had lights shining into homes and asked that owners should have an option to set the lights on a timer.

Chairman Olds stated the concern is public safety and lighting rather than the comfort of business neighbors.

Debra Irvin stated most owners won't change the light timers when seasons change and can cause more issues with lighting and public safety.

Commissioner Sylvester moved to continue the request to the meeting on August 4, 2025, seconded by Nelke. Motion carried.

## **VII. Adjournment**

Chairman Olds stated the next regular meeting will be held on Monday, August 4, 2025, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 9:02 p.m.

Adjourned at 9:02 PM

Respectfully submitted,

Savanna B. Burton

Savanna B. Burton, CMC/MRCC

Deputy City Clerk