

# CITY OF FLORISSANT



## PLANNING AND ZONING MINUTES

Monday, August 4, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 4, 2025 at 7:00 PM with Chairman Steve Olds presiding.

### **I. Roll Call**

On roll call, the following members were present: Robert Nelke, Marty Margherio, Lou Jearls, Larry Sylvester, Dan Sullivan, and Steve Olds. 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 of 7/21/2025**

Chairman Olds moved to approve the Planning and Zoning Minutes of July 21, 2025, seconded by Sullivan. Motion carried.

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

Chairman Olds made a motion to move Old Business Item PZ05192025-03 to after New Business Items, seconded by Sullivan. Motion carried.

### **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.

Debra Irvin noted the staff report lines 66 through 91 have the definitions requested while lines 147-152 note the parking lot light pole spacing.

Commissioner Sylvester stated the staff report now reflects the county and other similar cities which should fit Florissant.

Commissioner Jearls questioned why schools and churches are not added to the required changes.

Ms. Irvin noted during the first meeting discussing the change, the commission stated they wanted churches and schools to be exempt. She noted if they added the 'R-4' Single-Family Dwelling District, the commission could specify it would be for commercial buildings only.

Commissioner Jearls moved to add 'R-4' Commercial Buildings to line 95 and line 204 of the staff report, seconded by Sylvester. Motion carried.

Chairman Olds moved to recommend approval to amend Chapter 405 creating a new section in Article VI Supplementary District Regulations, Section 405.255 Lighting Regulations for All "B" Districts, All "M" Districts, "R-4"

Commercial Buildings, and "R-6" Multiple-Family Dwelling District.  
Seconded by Jearls. On roll call, the commission voted as follows:

**VOTING**

Motion by: Olds, Steven

Second by: Jearls, Lou

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-07212025-01.** 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

Chairman Olds moved to continue the request to the August 18, 2025 meeting per the petitioner's request, seconded by Sylvester. Motion carried.

**VI. New Business**

**PZ-08042025-01.** The request before the commission is from Missouri American Water (MOAW) in partnership with the City of Florissant requesting approval to install an 8-ft black ornamental steel coated finish picket style fence around the water tower in Tower Park, 1060 Rue St Catherine, in the "HB" Historic District (Ward 6)

Missouri American Water  
Summer Richards  
727 Craig Road  
St Louis, MO 63141

Debra Irvin stated the fence which was approved by the Landmark and Historic District Commission was an ornamental steel coated picket style fence. She noted the fence requested is more than 6 feet tall and needs Planning and Zoning approval.

Renee Lawrence stated they will installing over 400 feet of fence with at least one gate to add security and prevent more vandalization of the water tower. She noted the original request was for a chain-link fence to match the tennis courts, but changed to an ornamental fence with a rounded spiked top to prevent climbing and she would like this completed before the end of the year. Ms. Lawrence stated each post will have a concrete base under the ground to make for a more sturdy fence. She noted there are no cameras on the exterior of the pump house or tank.

Chairman Olds moved to approve the request from MoAW to install an 8-ft black ornamental steel coated finish picket style fence around the ground water tank

at 1060 Rue St Catherine in the “HB” Historic District with the following conditions set forth below with these conditions being part of the record.

1. Missouri American Water shall have an approve Maintenance Agreement by the City Council prior to installing the fence.

2. Missouri American Water will apply for a no cost fence permit with Florissant Public Works

3. The fence shall be installed 15-ft from the tank to allow for maintenance in the fenced area.

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.

**PZ-08042025-02.** The request before the commission comes from Timmie Moore for recommended approval for a Special Use to operate a restaurant (Celebrity BBQ and Soul Food) with live entertainment and outdoor cooking at 1752-1756 N. New Florissant Rd in a “B-3” Extensive Business District.

Timmie Moore  
2412 S Strawberry Fields Ct  
Florissant MO 63033

Debra Irvin noted the request is for a restaurant with live entertainment and outdoor cooking. She stated the existing kitchen space will be newly installed with equipment and all window tinting will be removed.

Timmie Moore, owner, stated he has been in the restaurant business for over 30 years and intends to have a completely renovated kitchen. He noted he would not be selling alcohol, but run a true family restaurant. Mr. Moore noted the grease trap and existing dumpster in the back of the building will still be used as well as the cover over the BBQ grills which will be charcoal only.

Ms. Irvin noted the former tenant had an ash bin for their grills and the business will need a new bin.

Mr. Moore noted he asked a St. Louis County Health Department employee to come in for a preliminary check of the business so the restaurant is aware of what needs to be changed. He stated the business will be a restaurant and not a night club or bar, the live entertainment will mainly be a saxophonist or other similar musicians, but the music will not be played on speakers outside of the business.

Commissioner Sullivan noted having a pick-up parking spot by the door would be great for the safety of patrons.

Mr. Moore noted he does have an option where pick-up patrons can call the restaurant and their order will be brought out to their vehicle since the front of the

vehicle is a designated fire lane. He stated the hours of operation are due to patrons of his current business asking him to remain open later hours.

Chairman Olds reminded Mr. Moore that he will need to come back to Planning and Zoning if he wants signage over 40 square feet.

Chairman Olds moved to recommend approval the request from Timmie Moore for a Special Use to operate a restaurant (Celebrity BBQ and Soul Food) with live entertainment and outdoor cooking at 1752-1756 N. New Florissant Rd in a “B-3” Extensive Business District (Ward 9). as shown on plan sheet A1, dated 07/18/2025 by Richardson Consulting, LLC subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupant load shall be 88 occupants including staff.
  - a. Petitioners shall post occupancy load sign.
2. The established hours of operation:
  - a. Sunday -11:00am – 9:000pm
  - b. Tuesday – Thursday 11:00am – 10:00pm
  - c. Friday – Saturday 11:00am – midnight (12:00am)
3. Live performances shall be conducted, and customers shall remain inside the space.
4. Repair damaged rear enclosures for BBQ grills
5. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
6. Hookah or Hookah accessories are not allowed pursuant to Florissant Ordinance No. 8947.
7. No Public Consumption Of Marijuana. Section 210.1900 (E). It is an offense for any person to smoke or consume marijuana in any public area of the City, including in any place where smoking is prohibited as set forth in Chapter 250, the Indoor Clean Air Code.
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. Remove existing black films off windows.
10. Replace damaged windows.
11. Remove interior wood framing with booth seating to expose tinted windows.
12. Do not permit the placement of donations boxes on the parking lot.
13. 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
14. The applicant will comply with all Florissant codes and ordinances, county, State, and Federal rules and regulations.
15. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
16. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
17. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
18. When (Celebrity BBQ and Soul Food) 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.

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

## **VOTING**

Motion by: Olds, Steven

Second by: Jearls, Lou

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-08042025-03.** The request before the commission comes from Christian Miller with McBride Homes presenting (The Manors at Koch Park, Plat Two) for record plat approval in the Planned Development Residential “PD-R” District.

Christian Miller

McBride Homes

Debra Irvin noted the request for Plat 2 meets the PD-R requirements and all plat requirements.

Geoffery Semon, petitioner, stated they have sold about 40 lots of the 52 in Plat 1 and Plat 2 will add 53 more homes of the same configuration and model size.

Chairman Olds moved to recommend approval the request from Christian Miller of McBride Homes presenting (The Manors at Koch Park Plat Two) the record plat drawn by Sterling Engineers & Surveyors, dated June 18, 2025, and subject to the conditions set forth with these conditions being part of the record

1. The development shall at all times comply with Ord. No. 8924. Any deviations shall cause the ordinance to be amended.

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

## **VOTING**

Motion by: Olds, Steven

Second by: Jearls, Lou

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.

## **VII. Adjournment**

Chairman Olds stated the next regular meeting will be held on Monday, August 18, 2025, at 7:00pm.

Commissioner Margherio moved to adjourn the meeting, seconded by Nelke. 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