

# CITY OF FLORISSANT



## PLANNING AND ZONING MINUTES

Monday, August 18, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 18, 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 8/4/2025**

Chairman Olds moved to approve the Planning and Zoning Minutes of August 4, 2025, seconded by Jearls. Motion carried.

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

Debra Irvin noted Chick-Fil-A has decided to change their site plan and has been sent back to Public Works and Planning and Zoning for recommended approval.

### **IV. LHDC Business**

There were none.

### **V. Old 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 noted the petitioner is still out of the country.

Chairman Olds moved to table the request until the petitioner is back in the country, seconded by Jearls. Motion carried.

### **VI. New Business**

**PZ-08182025-01.** The request before the commission is to consider 2026 meeting dates.

Debra Irvin presented the suggested meeting dates for 2026.

Chairman Olds suggested to leave the meeting of July 6 and cancel the second meetings in November and December.

Commissioner Sullivan asked if the meeting time could change to 6pm start

rather than 7pm.

Chairman Olds moved to approve the 2026 calendar with suggested Tuesday makeup dates of January 20, 2026 and February 18, 2026 and cancel November 16, 2026 and December 21, 2206 meetings for holidays.

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

### **VOTING**

Motion by: Olds, Steven

Second by: Jearls, Lou

| 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.

**PZ-08182025-02.** The request before the commission comes from Scott D. Fehl, Nova Group Inc to subdivide a parcel of land at 976 N Lafayette, "R-4" Single Family Dwelling District (Ward 6)

Scott D. Fehl  
Nova Group Inc  
6312 Hazelwest Ct  
Suite 102  
Hazelwood MO 63042

Debra Irvin noted the request is to subdivide the property which will cause the property to lose on-site parking and the owner will need a parking agreement. She stated the garage will be used as a commercial space, but the home will remain "R-4" Zoning. Ms. Irvin noted the owners have received all the variances needed by the Board of Adjustment and it was noted the home and garage cannot be sold as separate properties.

Scott Fehl, representative, stated the owners purchased the property with the intention of using the garage as a commercial office space, but rezoning the whole property would not allow the owners to live on the property. He noted the owners would like to subdivide the properties, but will only ever sell the properties as one piece and do not have any plans for improvements at this time.

Ms. Irvin noted the masonry code will not affect the building unless major exterior changes are made.

Mr. Fehl noted they will come back with any necessary changes that need to be made.

Commissioner Sullivan noted he would like minimal impact to the neighbors.

Mr. Fehl noted the building will strictly be used for office space and not for customers.

John Martin, business owner, stated the business will store a small amount of material inside the building, however all large material is dropped off directly at each work site. Mr. Martin noted all vehicles will either be parked on the driveway or driven home by the employees. The business hours are 8 am to 5:30 pm and no

exterior lighting will be changed.

Chairman Olds moved to recommend approval for the request from (John and Jamie Martin) to subdivide a parcel of land by creating two lots, subject to the conditions set forth below with these conditions being part of the record:

1. Provide a parking agreement pursuant to Section 405.225 (F) (13) All parking spaces required herein shall be located on the same parcel of land as the use to be served except as follows:

a. Parking for one (1) or more uses in a commercial or industrial district may be provided on a separate lot when said separate lot is within a similar zoning district type and within three hundred (300) feet of the use or uses to be served, as measured along a pedestrian walkway designed to allow pedestrians to safely access the use.

b. When two (2) or more owners agree to provide their required parking spaces jointly, the number of joint parking spaces shall be equal to the number of parking spaces required if each were to provide parking separately, unless otherwise stated herein.

(1) The applicants for joint parking shall submit a joint parking plan and an appropriate legal instrument of agreement among the involved property owners for review by the Building Commissioner and approval by the City Attorney.

(2) Such joint parking plan and agreement shall include language binding the owners of the properties and their successors and assigns to the agreement and limiting and controlling use of land to those uses and conditions approved by the City.

(3) The applicant shall record the joint parking agreement with the County Recorder of Deeds.

2. The house and garage cannot be sold as separate parcels but sold as one parcel.

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

### **VOTING**

Motion by: Olds, Steven

Second by: Sullivan, Dan

| 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.

**PZ-08182025-03.** The request before the commission comes from Scott D. Fehl, Nova Group Inc to rezone a parcel of land at 740 Rue St Joseph "R-4" Single Family Dwelling District (Ward 6)

Scott D. Fehl  
Nova Group Inc  
6312 Hazelwest Ct  
Suite 102  
Hazelwood MO 63042

Debra Irvin noted the request is to rezone the property from "R-4" to "B-1" to operate a roofing business office which will match the other properties on North Lafayette. She stated the suggested motion does not allow for adult or child day care facilities.

Commissioner Jearls moved to change the suggested motion to limit the permitted uses to business and professional offices & office buildings only, seconded by Nelke. Motion carried.

Ms. Irvin noted no commercial vehicles can be parked at the property.

Chairman Olds reminded the owner to check with Public Works prior to adding any business signage.

Chairman Olds moved to recommend approval for the Rezoning from an "R-4" Single Family Dwelling District to a 'B-1' Local Shopping District, subject to the conditions set forth below with these conditions being part of the record with the typical 'B-1' Local Shopping District language:

A. The uses in this rezoning shall business and professional offices & office buildings.

B. Special Use Permits. The City Council may, by Special Permit, after public hearing and notice as provided in Article VIII and subject to such protective restrictions that the Council may deem necessary, authorize the location, extension or structural alteration of any of the following uses in a "B-1" Local Shopping District:

- a. Animal hospitals.
- b. Brewpubs.
- c. Live streaming studio.
- d. Private clubs and lodges.
- e. Recording studio.
- f. Mechanical contractors (with interior storage of equipment and materials).

C. Adult Day Care and Childcare centers are expressly prohibited.

D. Performance Standards. In addition to all other requirements, uses within the "B-1" Local Shopping District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground

vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.

3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.

4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.

5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

E. Screening.

a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

b. Incinerators and stacks shall be enclosed with the same material as the main exterior building material.

F. Sound transmission loss. Sound transmission loss horizontally and vertically between single units in multi-family housing shall be not less than fifty (50) STC and installed according to directions in the Residential Sound Conditioning Publication by the National Association of Home Builders of the United States, Washington, D.C., Copyright 1964, as amended.

G. Fencing Regulations. The fencing requirements for permitted or Special Uses shall be as follows:

1. It shall be unlawful to erect any fence in the City of Florissant without first having filed with the Building Commissioner an application for a fence permit together with a sketch or diagram of the type of fencing, design and color and location and having obtained a permit for its erection.

2. Any fencing shall be allowed but only as directed and approved by the Planning and Zoning Commission after giving due consideration for the public safety, health and welfare and architectural designs of the City.

G. Sign Regulations. All signs and bulletin boards shall conform to the requirements of the Florissant City Code.

H. Parking Regulations. The parking requirements for uses within the "B-1" Local Shopping District shall be as set out in Section 405.225. Asphalt parking lot shall be paved and a parking agreement is required.

J. Section 405.225 (F) (13) All parking spaces required herein shall be located on the same parcel of land as the use to be served except as follows:

a. Parking for one (1) or more uses in a commercial or industrial district may be provided on a separate lot when said separate lot is within a similar zoning district type and within three hundred (300) feet of the use or uses to be served, as measured along a pedestrian walkway designed to allow pedestrians to safely access the use.

b. When two (2) or more owners agree to provide their required parking spaces jointly, the number of joint parking spaces shall be equal to the number of parking spaces required if each were to provide parking separately, unless otherwise stated herein.

(1) The applicants for joint parking shall submit a joint parking plan and an appropriate legal instrument of agreement among the involved property owners for review by the Building Commissioner and approval by the City Attorney.

(2) Such joint parking plan and agreement shall include language binding the owners of the properties and their successors and assigns to the agreement and limiting and controlling use of land to those uses and conditions approved by the City.

(3) The applicant shall record the joint parking agreement with the County Recorder of Deeds.

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

**VOTING**

Motion by: Olds, Steven

Second by: Sylvester, Larry

| 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.

**VII. Adjournment**

Chairman Olds stated the next regular meeting will be held on Tuesday, September 2, 2025, at 7:00pm.

Commissioner Margherio moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:21 p.m.

Adjourned at 8:21 PM

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