

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, September 15, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, September 15, 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, Jeanne Smith and Makiya Maclin, Public Works Clerks. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

II. Approval of Minutes

Minutes of 8/18/2025 & 8/26/2025

Chairman Olds moved to approve the Planning and Zoning Minutes of August 18, 2025 with the correction of December 21, 2206 being corrected to December 21, 2026, in the minutes from 8/18/2025, PZ-08182025-01, seconded by Jearls. Motion carried.

Chairman Olds moved to approve the Planning and Zoning Minutes of August 26, 2026, seconded by Sylvester. Motion carried.

III. Announcements/Comments

Debra Irvin gave thanks to Jeanne Smith for being the Clerk for the Planning and Zoning 9/15/2025 meeting. Ms. Irvin also noted that as Savanna continues to move forward in her career in the city, Makiya Maclin will be the new Planning and Zoning Clerk.

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

After the reading of the staff report from Debra Irvin. Chairman Olds confirmed that the brick veneer on the building was going to be full brick. He stated the culture stone versus the natural stone basically met the masonry code. Ms. Irvin confirmed that the first 4 foot above grade is 100% brick all around, but the heading

“Gas Mart” was going to be too heavy to have any type of brick there, which is why the Niche panel would be a great fit.

Commissioner Jearls questioned what the warranty on the Niche panel was on the cement wood. The representative stated he was unsure, but the plans showed a 15-year warranty. Per Debra Irvin, the amendments proposed to the city attorney asked for a 25-year warranty and that is what they have been going by. The commission has not approved any masonry that hasn’t had at least a 25-year warranty.

The contractor, Eric, stated the Niche panel common is 15 years; however, they make it from 10, 15, 30 and up to 50. He asked if it was okay for them to get the 30 year.

Chairman Olds moved to recommend approval for the request to amend the **Limitations of Exterior Wall Material** code, subject to the condition set forth below with this condition being part of the record:

1. Amend to a 30-year warranty for the Niche panel.

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

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMISSIONERS	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. Jeanne Smith noted they will attend the City Council meeting held on October 13, 2025, and a letter will be sent to them.

VI. New Business

PZ-09152025-01. The request before the commission comes from Todd Richards, HR Green Development, LLC to amend the site plan at 3159 No Highway 67, a “B-3” Extensive Commercial District (Ward 9)

Todd Richards
HR Green Development, LLC
1391 Corporate Drive
Suite 203
McHenry IL 60050

Chairman Olds questioned if the new landscaping met our requirements and that there would be no brick or masonry work, just the 2 door fronts, the shed, the trash and the closure. Ms. Irvin confirmed that the new landscape meets our requirements, as well

as the fact that there will be a little cutting on the masonry, but not a lot to impact the masonry code.

Mr. Sylvester asked about the storage unit/shed regarding what would be stored inside of it. Representative, Mr. Richards, stated it would be used to store miscellaneous, outdoor equipment; things that are not outdoor sensitive.

Mr. Jearls questioned whether any of the changes to the parking lot would affect the lighting. Mr. Richards confirmed that they had to move one of the lights for the trash enclosure, but it was only moved approximately 5 feet to the northeast so it would essentially be the same.

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 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 Margherio. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Margherio, Marty

COMISSIONERS	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. Jeanne Smith noted they will attend the City Council meeting held on October 13, 2025, and a letter will be sent to them.

PZ-09152025-02. The request before the commission comes from Rick Rohlfing, BFA Inc, Wal-Mart Real Estate Business Trust to amend Ordinance Number 7965, to allow for a restaurant at 3390 N. Hwy 67 inside the retail store (Wal-Mart) in a 'B-5' Planned Commercial District (Ward 9)

Rick Rohlfing, BFA Inc
Wal-Mart Real Estate Business Trust
2608 SE J Street
Bentonville AR 72716

Mr. Jearls asked staff if there was any exterior signage. Ms. Irvin confirmed that there is signage, but she is not clear if the signage was approved; however, Mr. Patel informed her that the sign is less than 40 square feet because all his stores are 40 square feet to meet our code. Chairman Olds asked if by Subway being a "B-5," wouldn't they have to approve every sign. Ms. Irvin stated that every sign would need to be approved. He requested for us to verify if that got done. Ms. Irvin confirmed that she would investigate and verify.

Chairman Olds moved to recommend approval of the request from Rick Rohling, BFA Inc representing (Wal-Mart Real Estate Business Trust) for a recommended approval to amend Ordinance 7965 to allow Prasand Patel (Subway) for the continued operation of a restaurant without the need of special use at 3390 N. Hwy 65 67 inside the retail store (Wal-Mart) in an existing 'B-5' Planned Commercial District (Ward 9) as shown on attached existing floor plan submitted by BRR Architecture LLC, date 10/20/2023. Any future Special Use shall require approval by amendment of this ordinance.

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

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

COMISSIONERS	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. Jeanne Smith noted they will attend the City Council meeting held on October 13, 2025, and a letter will be sent to them.

PZ-09152025-03. The request before the commission comes from Eyad (Eddie) Salamah (Yasmine Food Inc) to amend Ordinance Number 9010, to allow for a restaurant at 2312 N. Hwy 67 in Jeffrey Plaza Shopping Center (Charley's Cheesesteak and Wings) in a 'B-5' Planned Commercial District (Ward 9)

Eyad (Eddie) Salamah (Yasmine Food Inc)
d/b/a Charley's Cheesesteak and Wings
3725 Winward Way
Swansea IL 62226

Building Commissioner Debra Irvin, noted during her staff report that the floor plan and color scheme will remain the same as the previous restaurant that was there, Firehouse Subs. There are no proposed tenant changes to the interior or exterior parking lot landscaping.

Mr. Jearls noted that the staff report says the applicant will comply with all the Florissant codes; however, him and Chairman Olds both agree that St. Louis County Health Department should included as well.

Mr. Sullivan questioned about the signage. Ms. Irvin noted that the signage has already been approved, it was less than 40 square feet.

Mr. Sylvester questioned if there would be alcohol. Ms. Irvin assured him there would be no alcohol. He also asked about trash. Ms. Irvin informed us that all the trash is located around the back.

The petitioner, Eddie Salamah, informed the staff that there would be no outdoor seating and no outdoor cooking, but a grease pit is already there.

Mr. Margherio asked the petitioner if he knew of the restrictions for how much advertisement could go into the windows. Mr. Salamah was aware of the restrictions and assured the staff that they would follow the rules and policy for signage that goes along with the city.

Chairman Olds moved to recommend approval the request from Eyad (Eddie) Salamah (Yasmine Food Inc) d/b/a Charley's Cheesesteak and Wings to operate a restaurant at 2312 N. Hwy 67 in Jeffrey Plaza Shopping Center by amending Ordinance 9010 in a 'B-5' Planned Commercial District as shown on attached existing floor plan, subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupant load shall be 60 occupants including staff.
2. Petitioner shall post occupant load sign in lobby.
3. The established hours of operation:
 - a. 10:00am – 9:00pm – Sunday
 - b. 10:00am -11:00pm Monday - Saturday
4. This is a "No Smoking" Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.

5. Hookah is not allowed pursuant to Florissant Ordinance No. 8947.
6. The business operator is required to keep the area in front of the restaurant free of trash and debris.
7. Signs over 40 s.f. require Plan Commission approval.
8. Windows shall not be concealed or tinted.
9. Do not permit the placement of donations boxes on the parking lot.
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. Interior Renovation shall start within 90 days of the issuance of building permits for the project and shall be constructed in accordance with the approved plan within 180 days of start of construction.
12. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
13. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
14. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
15. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
16. When (Yasmine Food Inc) d/b/a Charley's Cheesesteak and Wings 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 Nelke. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMISSIONERS	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. Jeanne Smith noted they will attend the City Council meeting held on October 13, 2025, and a letter will be sent to them.

PZ-09152025-04. The request before the commission comes from Mary Melton, Pink Martini, Martini Bar/Lounge & Bartending Studio for special use to allow for a Tavern (Cocktail Lounge/Bar) at 1833 Dunn Rd (Pink Martini) in a "B-3" Extensive Business District (Ward 7)

Mary Melton
Pink Martini

Martini Bar/Lounge & Bartending Studio
20 Longhenrich Drive
Florissant MO 63033

During the reading of the staff report, Ms. Irvin noted Glory to God Church is located at 147 Dunn Rd., approximately 141 feet from 1833 Dunn. Section 600-050 speaks to the prohibited use of alcohol within 100 feet of churches and schools; however, the request is outside of 100 feet of a church and/or school.

Mr. Sylvester informed the board that on Sundays the church has a 9:15am service and a 10am service. His concern was regarding safety.

Mr. Margherio asked since no food preparation could be held on site, could people bring food in. Ms. Irvin confirmed that people are allowed to bring food in, but they cannot cook on site because there is no kitchen.

The petitioner, Mary Melton, stated she would have live comedy and live band. Chairman Olds asked Ms. Irvin if that was allowed if no tickets were sold. Ms. Irvin confirmed that she could have live entertainment if no ticket sales were being made. Mr. Jearls asked how many students she would have in her classes. Ms. Melton said she would have about 10 students in her class, bi-weekly, every other Sunday for 5 hours (11am-3pm). She also informed the board regarding Mr. Sylvester's concern for safety/crime that she would have surveillance as well as one security guard inside and one outside—the age limit will be 35 and older so she's expecting a more mature crowd.

Chairman Olds moved to recommend approval the request from Mary Melton (Pink Martini) for a Special Use to allow for the operation of a Tavern (Martini Bar/Lounge & Bartending Studio) at 1833 Dunn Rd, in a "B-3" Extensive Business District. as shown on the existing floor plan sheet, dated 5/21/2018 subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupant load shall be 97 occupants including staff.
 - a. Petitioners shall post occupancy load sign.
2. The established hours of operation:
 - a. Closed on Monday
 - b. Hours of Operation: 3pm-1am (Tuesday-Saturday)
 - c. Hours of Operation: 10am-1am (Sunday)
3. Live entertainment is permitted.
4. Food trucks are allowed on the parking lot with a permit.
5. No food preparation on site, outdoor cooking is prohibited
6. This is a "No Smoking" Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
7. Hookah or Hookah accessories are not allowed pursuant to Florissant Ordinance No. 8947.
8. 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.
9. It shall be unlawful for any owner/operator to permit his/her employee to perform certain acts which are prohibited in an establishment that sells intoxicating liquor.

Section 600.081.

10. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.

11. Windows shall not be concealed or tinted, and advertising shall not exceed 16% of total window space.

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.

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

VOTING

Motion by: Olds, Steven

Second by: Margherio, Marty

COMISSIONERS	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. Jeanne Smith noted they will attend the City Council meeting held on October 13, 2025, and a letter will be sent to them.

VII. Adjournment

Chairman Olds stated the next meeting will be held on Tuesday, October 6, 2025, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 8:52 p.m.

Adjourned at 8:52 PM

Respectfully submitted,

Makiya K. Maclin

Makiya K. Maclin
Public Works Clerk