

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, October 6, 2025

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, October 6, 2025 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Marty Margherio, Lou Jearls, Larry Sylvester, Steve Olds, and Robert Nelke. Dan Sullivan was absent. 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

Approval of Minutes 9/15/2025

Chairman Olds moved to approve the Planning and Zoning Minutes of September 15, 2025, seconded by Sylvester. Motion carried.

III. Announcements/Comments

Debra Irvin noted the commission received copies of the new approved Lighting Regulation Ordinance which was passed by the City Council.

IV. LHDC Business

There were none.

V. Old Business

There were none.

VI. New Business

PZ-10062025-01. Request for recommended approval from Wafae Banyawwad (Road Tire LLC) for a Special Use to operate a tire shop at 14090 New Halls Ferry Road, in a "B-3" Extensive Business District (Ward 9)

Wafae Banyawwad
Road Tire LLC
14049 New Halls Ferry Rd
Florissant MO 63033

Debra Irvin noted the request is for a tire shop with no automotive repair. She stated the requester would like to repaint portions of the exterior of the building including some of the brick on the building. The business will need a cross-parking agreement with the property next door and to remove the donation boxes that were left on the property by an unknown owner. Ms. Irvin stated the landlord will need to complete the trash enclosure, landscaping, parapet painting, and parking lot repairs.

Wafae Banyawwad, petitioner, stated he would like to open a new tire repair business and wants to clean up the business location.

Chairman Olds noted the city does not allow for painting of brick and confirmed the petitioner would be willing to only paint the non-brick portions of the business.

Ms. Irvin noted the signage on the rooftop of the building is pre-existing and will remain with the new business information. She stated the storage of tires outdoors is noted as prohibited overnight in the staff report.

Chairman Olds moved to recommend approval of the request from Wafae Banyawwad (Road Tire LLC) for a Special Use, to operate a tire shop with no auto repair at 14090 New Halls Ferry Road, in accordance with the plans (A1.00- A1.01- A1.02) dated, 6/8/2024 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 27 including staff.
 - a. Petitioners shall post occupant load sign.
2. The established hours of operation:
 - a. 9:00am – 8:00pm – Sunday through Saturday
3. Vehicles may not be offered for sale
4. No more than five (5) vehicles left overnight for storage
5. Outdoor storage of tires is prohibited; when closed tires and tire racks shall be stored inside of bays.
6. A trash enclosure is required. Submit plans to Building Commission for review.
7. All used/scrape tires shall be disposed of as required by Department of Natural Resources.
8. Donations boxes are not permitted to be placed in the parking lot.
 - i. Remove donations boxes already placed on the lot.
9. Customers are not permitted to loiter or linger on parking lot while waiting for service.
10. Provide a landscaping plan to install bushes and trees in open green space areas
11. Use of snipe signs, directional signs, balloons, pennant flags, feather flags is prohibited.
12. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
13. Windows shall not be concealed or tinted, and advertising shall not exceed 16% of total window space.
14. Panting of masonry
 - a. Prohibited
15. Screening required to enclose rooftop units
16. All parking areas must be paved surfaces, the parking lot must be cleaned of all debris, weeds and trash, etc. on a daily basis. Asphalt parking lot shall be paved and stripped.
17. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
18. 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.
19. The applicant will comply with all Florissant codes and ordinances, County, State, and Federal rules and regulations.

20. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.

21. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.

22. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.

23. When Wafae Banyawwad (Road Tire LLC) 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.

Renovation shall start within 90 days of the issuance of building permits for the tenant space and shall be renovated in accordance with the approved building plans and to the conditions in this report.

Seconded by Commissioner 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-10062025-02. Request recommended approval of a Special Use for a massage therapy business to Lindsey S. Allen (Ironworks Wellness LLC) located at 493 Rue St. Francois, Suite 16 in the ‘HB’ Historic Business District.

Lindsey S. Allen
Ironworks Wellness LLC
493 Rue St. Francois, Suite 16
Florissant MO 63031

Debra Irvin noted the request is for massage therapy business which has multiple different services offered such as waxing, facials, and other similar services.

Lindsay Allen, petitioner, noted she no longer has a kitchenette in the suite, only a sink. Ms. Allen stated she will only have one client at a time and others will wait in the waiting area at the front of the building.

Chairman Olds moved to recommend approval for the request from Lindsay S. Allen representing Ironworks Wellness LLC for a Special Use to operate a massage therapy business 493 Rue St. Francois, Suite 16 in accordance with the floor plan dated 9/22/2025 in the ‘HB’ Historic Business District, subject to the conditions set forth below with these conditions being part of the record:

1. All massage therapists shall comply with RSMo 324.265 – Qualifications and Licensure.

2. A panel sign for the ground sign requires a permit from the City.

3. Painted signs on exterior walls are prohibited in the Historic District.
 4. A grand opening banner is allowed by permit for 7 days.
 5. Logo signs or symbols posted in the Historic District shall receive approval from the Landmark and Historic District Commission (LHDC).
 6. Donations boxes are not permitted to be placed in the parking lot.
 7. Prior to issuance of an Occupancy Certificate, the property shall be improved in accordance with the submitted floor plan, which is attached and made a part of this permit.
 8. The applicant shall comply with all applicable City of Florissant codes and ordinances, as well as all county, state, and federal regulations.
 9. Adhere to the licensing requirements in Section 605.400.
 10. Violation of any codes or ordinances may result in revocation of the business license in accordance with Section 605.057.
 11. The Special Use Permit is granted solely to Lindsay S. Allen, (Ironworks Wellness LLC).
 12. The Special Use Permit shall remain in full force and effect, subject to all applicable ordinances of the City of Florissant.
 13. This Special Use Permit may be transferred to another entity, provided the business remains in operation or resumes operation within six (6) months of closure.
 14. If Lindsay S. Allen (Ironworks Wellness LLC) discontinues operation for more than 180 days, this Special Use Permit shall be considered null and void.
- Seconded by Commissioner 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-10062025-03. Request recommended approval of a Special Use for a massage therapy business to Yvette N. Smith (Relax, Heal, and Restore) located at 493 Rue St. Francois, Suite 5 in the ‘HB’ Historic Business District.

Yvette N. Smith
Relax, Heal, and Restore
493 Rue St. Francois, Suite 5
Florissant MOI 63031

Debra Irvin noted the request is for massage therapy business which has multiple different services offered such as waxing, facials, and other similar services.

Yvette Smith, petitioner, stated she will only have one client at a time, and others will wait in the waiting area at the front of the building.

Chairman Olds moved to recommend approval for the request from Yvette N.

Smith representing Relax, Heal, and Restore LLC for a Special Use to operate a massage therapy business 493 Rue St. Francois, Suite 5 in the 'HB' Historic Business District, subject to the conditions set forth below with these conditions being part of the record:

1. All massage therapists shall comply with RSMo 324.265 – Qualifications and Licensure.
2. A panel sign for the ground sign requires a permit from the City.
3. Painted signs on exterior walls are prohibited in the Historic District.
4. A grand opening banner is allowed by permit for 7 days.
5. Logo signs or symbols posted in the Historic District shall receive approval from the Landmark and Historic District Commission (LHDC).
6. Donations boxes are not permitted to be placed in the parking lot.
7. Prior to issuance of an Occupancy Certificate, the property shall be improved in accordance with the submitted floor plan, which is attached and made a part of this permit.
8. The applicant shall comply with all applicable City of Florissant codes and ordinances, as well as all county, state, and federal regulations.
9. Adhere to the licensing requirements in Section 605.400.
10. Violation of any codes or ordinances may result in revocation of the business license in accordance with Section 605.057.
11. The Special Use Permit is granted solely to Yvette N. Smith, Relax, Heal, and Restore LLC.
12. The Special Use Permit shall remain in full force and effect, subject to all applicable ordinances of the City of Florissant.
13. This Special Use Permit may be transferred to another entity, provided the business remains in operation or resumes operation within six (6) months of closure.
14. If Yvette N. Smith, (Relax, Heal, and Restore LLC) discontinues operation for more than 180 days, this Special Use Permit shall be considered null and void.

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

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

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-10062025-04. Request recommended approval of a Special Use for a massage therapy business to LaTasha Minor (Spa Exclusive) located at 1020 R St. Francois in the “HB” Historic Business District.

LaTasha Minor
Spa Exclusive
1040 Rue St. Francois
Florissant MO 63031

Debra Irvin noted the request is for massage therapy business which has multiple different services offered such as waxing, facials, and other similar services.

LaTasha Minor, petitioner, stated she offers similar services to the other petitioners. She noted she will be located near City Diner.

Chairman Olds moved to recommend approval for the request from LaTasha Minor representing Spa Exclusive for a Special Use to operate a massage therapy business 1020 Rue St. Francois in the ‘HB’ Historic Business District, subject to the conditions set forth below with these conditions being part of the record:

1. All massage therapists shall comply with RSMo 324.265 – Qualifications and Licensure.
2. A panel sign for the ground sign requires a permit from the City.
3. Painted signs on exterior walls are prohibited in the Historic District.
4. A grand opening banner is allowed by permit for 7 days.
5. Logo signs or symbols posted in the Historic District shall receive approval from the Landmark and Historic District Commission (LHDC).
6. Donations boxes are not permitted to be placed in the parking lot.
7. Prior to issuance of an Occupancy Certificate, the property shall be improved in accordance with the submitted floor plan, which is attached and made a part of this permit.
8. The applicant shall comply with all applicable City of Florissant codes and ordinances, as well as all county, state, and federal regulations.
9. Adhere to the licensing requirements in Section 605.400.
10. Violation of any codes or ordinances may result in revocation of the business license in accordance with Section 605.057.
11. The Special Use Permit is granted solely to LaTasha Minor, Spa Exclusive.
12. The Special Use Permit shall remain in full force and effect, subject to all applicable ordinances of the City of Florissant.
13. This Special Use Permit may be transferred to another entity, provided the business remains in operation or resumes operation within six (6) months of closure.
14. If LaTasha Minor (Spa Exclusive) discontinues operation for more than 180 days, this Special Use Permit shall be considered null and void.

Seconded by Commissioner 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-10062025-05. Request recommended approval for Mohamad Yaacoub representing (New York Grill LLC) to amend Ordinance 5964 to paint exterior walls, change hours of operation, delivery hours and building code standard at 158 Howdershell Road in a ‘B-5’ Planned Commercial District.

Mohamad Yaacoub
New York Grill LLC
158 Howdershell
Florissant MO 63031

Debra Irvin noted the petitioner is requesting to open the business with a few changes to the B-5 Ordinance including repainting of the previously painted brick, change in hours of operations and delivery hours, and amending the building code section to meet the current standards. She stated the previous business was a Jack in the box and they will be changing the EFIS and masonry only. The signage at the business is pre-existing, within standards, and will remain.

Mohamad Yaacoub, petitioner, stated he would like to open a second location in Florissant. Mr. Yaacoub noted the interior of the business would be closed at midnight, but he would like the drive-thru to be open until 2am.

Chairman Olds stated the windows can only have 16% covered in signage.

Mr. Yaacoub noted he will only be painting the red portion of the building.

Chairman Olds moved to recommend approval of the request from Mohamad Yaacoub, New York Grill LLC, to amend Ordinance 5964 and permit the repainting of the existing painted brick walls at 158 Howdershell Road, as presented on the rendering dated September 30, 2025, and with the color sample from Sherwin Williams (SW 6869 Stop Red), subject to the following conditions, which shall be made part of the record:

1. Shall following the guidelines set in Ordinance No. 5964 as amended
 - a. Amend building size on page (3) from 2423 sf to 2583sf.
 - b. Amend item Miscellaneous Design Criteria , page 5 : (1) 1993 BOCA to ICC Building Code as adopted.
 - c. Hours are amended on page 8, (d) to 6:00 am – 2:00am
 - d. Delivery hours are amended on page 8 (c) to 8:00am – 7:00pm
2. The asphalt parking lot shall be sealed and stripped.
3. Shrubs, windows and doors shall be covered to prevent overspray of painting.
4. Use of snipe signs, directional signs, balloons, pennant flags, feather flags is prohibited. All other signage permitted by Florissant Codes.
5. Donations boxes are not permitted to be placed in the parking lot.
6. The applicant will comply with all Florissant codes and ordinances, County Health, State, and Federal rules and regulations.
7. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.

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

VOTING

Motion by: Olds, Steven

Second by: Sylvester, Larry

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-10062025-06. Request recommended approval for a Special Use to Brandee Swann to allow for a Tavern (Cocktail Lounge/Bar) with live entertainment at 462 No. Hwy 67 (R & B Bar and Grill) in a “B-3” Extensive Business District

Brandee Swann
R & B Bar & Grill
462 No Hwy 67
Florissant MO 63031

Debra Irvin stated the request is for a tavern/cocktail lounge in the previous Cannoli's and 2.0 Restaurant locations. She noted the kitchen remains in operation and will still remain in operation, however the petitioner is aware more sales will likely come from alcohol rather than food. The business will only perform interior cosmetic changes and all outdoor seating has been removed by the previous owner.

Brandee Swann, petitioner, stated she will have a full menu of bar style food. She noted the music played will mostly be R&B, however she may have other music themed nights including weekly karaoke, but all will be free of charge to patrons. Ms. Swann noted the previous owner took out all the electrical hookups for the security cameras but left the camera.

Chairman Olds moved to recommend approval for the request from Brandee Swann for a Special 76 Use to allow for a Tavern (Cocktail Lounge/Bar) with live entertainment at 462 No. Hwy 67, in a “B-3” Extensive Business District as shown on plan sheet dated 9/30/2025 by Sky Florissant LLC subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupancy shall be 135 including staff.
 - a. Petitioners shall post occupancy load sign.
2. The established hours of operation:
 - a. Sunday 11:00am – 10:00pm
 - b. Monday – Saturday 11:00am – 1:00am
3. Outdoor cooking is prohibited
4. Sidewalk seating is prohibited
5. Live entertainment is permitted, it should be conducted inside, and customers shall remain inside the space.
6. Patrons are allowed to use the former game room as an accessory space for birthday parties.

7. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.

8. Hookah or Hookah accessories are not allowed pursuant to Florissant Ordinance No. 8947.

9. 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.

10. 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.

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

12. Windows shall not be concealed or tinted, and advertising shall not exceed 16% of total window space. Remove existing black films off windows.

13. Do not allow placement of donations boxes on parking lot

14. 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

15. The applicant will comply with all Florissant codes and ordinances, county, State, and Federal rules and regulations.

16. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.

17. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.

18. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.

19. When Brandee Swann (R & B Bar and Grill) 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 Commissioner 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.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, October 20, 2025, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Jearls. Motion carried, meeting adjourned at 8:45 p.m.

Adjourned at 8:45 PM

Respectfully submitted,

Savanna B. Burton

Savanna B. Burton, CMC/MPCC

Deputy City Clerk