

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, October 20, 2025

The Florissant Planning and Zoning met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, October 20, 2025 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Lou Jearls, Larry Sylvester, Steve Olds, and Marty Margherio. Robert Nelke and Dan Sullivan were 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 10/6/2025

Commissioner Sylvester moved to approve the Planning and Zoning Minutes of October 6, 2025, seconded by Jearls. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ-7152024-06.

A request to amend Article IV – Limitations of Exterior Materials known as the city's Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant
955 Rue St Francois
Florissant, MO 63031

Debra Irvin noted the City Attorney has returned the proposed masonry code changes.

Chairman Olds requested a work session prior to the next Planning and Zoning meeting with the City Attorney at 6:30pm on Monday, November 3, 2025.

The commissioners agreed to use the IBC definition of frame construction.

The Planning and Zoning Commission questioned why definitions were removed that were defining prohibited materials. The main concern

of needing a clear definition so petitioners have a clear understanding of what types of materials can and cannot be used.

Commissioners noted brick is historic and the council agree they do not want brick to be painted no matter the petitioner's branding. A suggest was made to read "Natural brick must remain natural brick."

Commissioners agreed to the removal of the annexation date of March 1, 2009, can be removed to keep the buildings and existing non-conforming. Regarding the "Special Permitting" process, commissioners don't want "how-to avoid all brick", but don't want to be too restrictive as to prevent businesses from opening. They are open to suggestions from the City Attorney on how to make this work.

Commissioners noted 3-feet above grade was specifically selected due to the durability needs of this portion of most buildings mainly against vehicles, carts, patrons, etc. Additionally, the commission agreed the additions from the City Attorney in Section B.3, can it be read that the primary material must be brick or stone only. Additionally, they discussed have a percentage total noted of how much of the building must be made of the primary material such as more than 50%.

Chairman Olds moved to continue the request until a work session on Monday, November 3, 2025, seconded by Jearls. Motion carried.

VI. New Business

- PZ10202025-01.** Request to amend Ordinance No. 6669 to allow for a restaurant at 14049 and 14055 New Halls Ferry Rd, "B-5" Planned Commercial District (Ward 9)

Daniel Deville (Tenant)
GSRH Wings DE LLC
dba: Wingstop
12660 S Kirkwood Road
Stafford TX 77477

Chairman Olds moved to postpone the request until Monday, November 3, 2025 due to the petitioner's absence, seconded by Sylvester. Motion carried.

- PZ-10202025-02.** Request to amend Ordinance No. 8105 by correcting addresses for already platted parcels at 15281, 15283, 15285, and 15289 New Halls Ferry Road located within a 'B-5' Planned Commercial District (Ward 4)

Debra Irvin
Staff Representative

Debra Irvin noted all the property was incorrectly recorded in the ordinance but is correct with St. Louis County. She stated the new owner is attempting to sell the property, but realtors are requiring the address and other ordinance requirements to be fixed.

Chairman Olds moved to recommend approval of the amendment to Ordinance No. 8105 to correct the addresses for the platted parcels along New Halls Ferry Road as shown in the St. Louis County Assessor records (and as reflected in the proposed ordinance language), subject to the conditions, which shall be made part of the record:

1. The corrected ordinance shall reference the St. Louis County Assessor parcel numbers (APNs).

2. City staff shall update the municipal GIS, addressing database and records to reflect the corrected addresses within 30 days of ordinance adoption.

3. The applicant / property owner shall update building permits, business licenses, and tenant lease address references as necessary to conform with the corrected addressing.

4. The City Clerk shall ensure that the official ordinance record and index entries reference the corrected addresses and APNs.

5. City Clerk to insert the following language to amend Ordinance No. 8105: Section 1. Findings. The City Council finds that Ordinance No. 8105 contains incorrect street addresses for certain platted parcels fronting New Halls Ferry Road. The correct addresses, as recorded in St. Louis County Assessor's records and as shown on the recorded plat (New Halls Ferry Wedge Subdivision, Plat 1), are as follows: • Parcel A (APN: 06J640887) — 15281–15289 New Halls Ferry Road (multi-tenant retail) • Parcel B (APN: 06J640898) — 15275 New Halls Ferry Road (Dollar General)

Section 2. Amendment. Wherever Ordinance No. 8105 references the addresses 15267 and/or 15275 New Halls Ferry Road such that the addresses are inconsistent with the Assessor's records or the recorded plat, those references are hereby replaced with the correct addresses listed above and in Exhibit A attached hereto.

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

VOTING

Motion by: Olds, Steven

Second by: Margherio, Marty

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE
Olds, Steven	X			
Jearls, Lou	X			
Margherio, Marty	X			
Nelke, Robert, Jr.				
Sullivan, Dan				
Sylvester, Larry	X			

The request was approved.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, November 3, 2025, at 7:00pm.

Commissioner Margherio moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 8:02 p.m.

Adjourned at 8:02 PM
Respectfully submitted,
Savanna B. Burton
Savanna B. Burton, CMC/MPCC
Deputy City Clerk