

# CITY OF FLORISSANT



## PLANNING AND ZONING MINUTES

Monday, January 5, 2026

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, January 5, 2026, at 6:00 PM with Chairman Steve Olds presiding.

<b>I. <u>Roll Call</u></b>	
On roll call, the following members were present: Marty Margherio, Lou Jearls, Russell Gettemeier, Larry Sylvester, Kevin Kelly, Steve Olds and Robert Nelke. Also present was Debra Irvin, Building Commissioner and Makiya Maclin, Deputy City Clerk. A quorum being present the Planning and Zoning Commission, was in session for the transaction of business.	
<b>II. <u>Approval of Minutes</u></b>	
. <b>Approval of Minutes 11/3/2025</b>	
Commissioner Olds moved to approve the Planning and Zoning Minutes of November 3, 2025, seconded by Nelke. Motion carried.	
<b>III. <u>Announcements/Comments</u></b>	
Building Commissioner, Debra Irvin, welcomed the two new Planning and Zoning Commissioners, Russell Gettemeier and Kevin Kelly. Russell Gettemeier and Kevin Kelly, both introduced themselves, noting that they have both been residents of Florissant for over 30 plus years.	
<b>IV. <u>LHDC Business</u></b>	
There were none.	
Chairman Olds made a motion to conduct all New Business starting with PZ-01052026-01 first then end the meeting with PZ-12012025-01 and PZ-12012025-02, seconded by Sylvester. Motion carried.	
<b>V. <u>New Business</u></b>	
<b>PZ-01052026-01.</b>	Request for a recommended approval for Special Use to Kalpesh Patel Dhandeep LLC DBA Baymont By Wyndham operate a hotel and lodging at 307 Dunn Road, Florissant, MO 63033 in "B-3" Extensive Business District (Ward 5)  Kalpesh Patel Dhandeep LLC 1708 N Highland St Williamsburg IA 523621
	In the reading of the staff report, Debra Irvin noted the request is for a Special Use to operate a hotel and residential lodging facility. The facility was formerly operated

as a Red Roof Inn and has 102 rooms. The proposed use will follow the Baymont by Wyndham brand standards for floor plan layout, color scheme and signage.

Architect, Abdulai Bah, noted the hotel would be transformed into an enclosed hotel with an elevator. There will be no pool, restaurant or bar in the hotel, only a continental breakfast. Pets will be allowed, but the limit will be 2 pets per room. Security cameras will be installed at the entrance/exit and in the hallways.

The commission noted fire safety devices will need to be installed and approved by the Fire District. They requested the specific color schemes for the exterior of the hotel, warranty information on paint colors and exterior wall material, adhesive for wall material 3ft above grade and paving access road be brought to the commission at the next meeting.

Chairman Olds moved to continue the request to the Planning and Zoning Meeting on Tuesday, January 20, 2026, seconded by Margherio. Motion carried.

<b>PZ-01052026-02.</b>	<p>This is a request from Shontay Gates, representing Aubrey's Kids Social Club, seeking to amend Ordinance 8790 to allow operation of a childcare and youth enrichment center at 540 Howdershell Road within the "B-5" Planned Commercial District.</p> <p>Shontay Gates Aubrey's Kids Social Club 235 Behlmann Meadows Way Florissant, MO 63034</p>
	<p>In the staff report reading, Debra Irvin stated the request to allow for a childcare and youth enrichment center. The business owner will provide after school pickup from select local schools. Onsite parking is adequate to accommodate staff and parent vehicles for the proposed use. The applicant has proposed clear signage for pickup and traffic flow. The existing landscape will require standard maintenance and meets code requirements.</p> <p>Petitioner, Shontay Gates, informed the commission that there would be 32-48 kids (ages 5-12) at a time, staffing will depend on the number of students; however, attendance is based on membership. All activities will be inside the building, no outdoor activities will take place, and cameras will be installed on the interior and exterior of the building. Any food given to students will be pre-packaged, and the second floor is not going to be used as the childcare facility. Ms. Gates noted she will adjust her hours based on the school's district early release, professional development and break schedules. All staff will be first aid and CPR certified, and she is certified to administer medications as long as parents allow her to.</p> <p>Chairman Olds moved to recommend approval of the request from Shontay Gates, representing Aubrey's Kids Social Club at 540 Howdershell to amend Ordinance 8790 for the operation of a Childcare /Youth Enrichment Center in accordance with the floor plan (Exhibit "B") drawn by Shontay Gates, dated 12/10/2025 in the "B-5" Planned Commercial District, subject to the following conditions, which shall be made part of the record:</p> <ol style="list-style-type: none"><li>1. Hours of operation: Monday – Friday from school dismissal to 8:00 PM</li><li>2. Weekends: Occasional, scheduled programming and special events</li><li>3. Staff-to-child ratios shall meet Missouri state requirements (1:16)</li><li>4. A fire and life-safety inspection shall be completed by the Florissant Fire Protection District prior to issuance of a Certificate of Occupancy.</li></ol>

5. Parking spaces shall be striped in accordance with Section 405.225 (E) each Stall shall be 9.0 feet wide

6. Overflow parking at the adjoining Walgreens will require a formal parking agreement between the applicant and Walgreens.

7. The parking agreement shall be approved by City Council and applicant shall record the joint parking agreement with the St Louis County Recorder of Deeds, pursuant Section 405.225 (13)(b)(3).

8. Signage shall comply with Chapter 520, signs over 40 sf shall have zoning approval

9. Dead or Dying trees and shrubs must be replaced in Spring 2026 to comply with Landscaping requirements.

10. Any change in operations, program capacity, or hours that increases traffic or occupancy may require additional review by the Building Commissioner.

11. Donation boxes shall not be permitted in the parking lot.

12. 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

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

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

15. All other restrictions in Ordinance 8793 shall remain in full force and effect.

Seconded by Jearls, motion carried. 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				
Gettemeier, Russell	X				
Jearls, Lou	X				
Kelly, Kevin	X				
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Sylvester, Larry	X				

The request was approved.

<b>PZ-01052026-03.</b>	The proposed amendment requests the removal of "Tavern" as a permitted or special use within the B-3 Extensive Business District, B-4 Highway Commercial District, and HB Historic Business District zoning classifications.  City of Florissant
	In the reading of the staff report, Debra Irvin stated staff recommends amending the zoning code to delete "Tavern" as a special use in the B-3 Extensive Business District, B-4 Highway Commercial District and HB Historic Business District. Establishments seeking to serve alcohol shall continue to operate under restaurant classifications, provided they meet the requirement that at least fifty percent (50%) of total revenue is derived from food sales. It is proposed that the existing definitions for restaurant be deleted and replaced with updated definitions. Existing taverns (bars and

cocktail lounges) shall be recognized as legal non-conforming uses but shall terminate if the use is discontinued for a period of six (6) consecutive months or more.

Chairman Olds moved to recommend approval the amendment to delete "Tavern" as a permitted or special use in the B-3 Extensive Business District, B-4 Highway Commercial District, and HB Historic Business District zoning districts. Existing taverns, including bars and cocktail lounges, that are legally operating with valid business and liquor licenses at the time of adoption of this amendment shall be recognized as legal nonconforming uses. I further move to recommend approval the deletion of the existing definitions for "Restaurant, Sit-Down" and "Restaurant, Drive141 Through" and their replacement with the revised definitions as set forth in lines 75-89 of this report, and add the following new definitions of Restaurant and Restaurant, Quick Service as set forth in lines 91-100, subject to the following conditions, which shall be made part of the record:

1. The nonconforming status shall terminate if the use is discontinued for a period of six (6) consecutive months or more.
2. Any change in ownership, expansion of floor area, or alteration in use shall require full compliance with the current zoning regulations.
3. Renewal or transfer of liquor licenses shall not confer new rights or extend nonconforming status beyond the limits established by ordinance.

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

**VOTING**

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Gettemeier, Russell	X				
Jearls, Lou	X				
Kelly, Kevin	X				
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Sylvester, Larry	X				

The request was approved.

<b>PZ-01052026-04.</b>	<p>This is a request for recommended approval to amend Special Use 9050 to allow a carry-out restaurant in addition to the catering kitchen at 115 Flower Valley Shopping Center in a "B-3" Extensive Business District.</p> <p>Mr. Hyran Brooks  Cajun Kitchen, LLC  115 Flower Valley Shopping Center  Florissant MO 63033</p>
	<p>During the reading of the staff report, Debra Irvin noted the request was to amend Special Use Permit No. 9050 to allow a carry-out restaurant in addition to the catering kitchen. The petitioner will not be making any modifications to the interior of the building, and the existing commercial kitchen will remain in operation for catering, with single serving foods prepared for carry-out customers. There will be no parking in the fire lanes when picking up food, customers will have to park in a parking space on the</p>

lot.

Petitioner, Hyran Brooks, informed the commission that he would like to sell pre-packaged daiquiris.

The commission, along with Debra Irvin, stated Mr. Brooks would have to communicate with the City Clerk's office concerning that matter.

Chairman Olds moved to recommend approval the request from Hyran Brooks to amend Special Use Ordinance 9050 to add carry-out restaurant with the existing catering kitchen at 115 Flower Valley Shopping Center (Cajun Kitchen, LLC), located in a "B-3" Extensive Business District, subject to the following conditions, which shall be part of the record:

1. The maximum occupancy shall be 10 including staff.
  - a. Petitioners shall post occupancy load sign.
2. The established hours of operation:
  - a. Sunday: Closed
  - b. Monday – Saturday 12:00pm – 8:00pm
3. Customer parking is prohibited in the fire lane when picking up food
4. Outdoor cooking is prohibited
5. Sidewalk seating 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. Do not allow placement of donations boxes on 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
11. The applicant will comply with all Florissant codes and ordinances, county, State, and Federal rules and regulations.
12. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
13. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
14. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
15. When Hyran Brooks (Cajun Kitchen) 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 Sylvester. On roll call, the commission voted as follows:

**VOTING**

Motion by: Olds, Steven

Second by: Sylvester, Larry

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Gettemeier, Russell	X				
Jearls, Lou	X				
Kelly, Kevin	X				

Margherio, Marty Nelke, Robert, Jr. Sylvester, Larry	X X X				
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The request was approved.

#### **VI. Old Business**

<b>PZ071520 24-06.</b>	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.
	Commissioner Jearls moved to postpone the request to the next Planning and Zoning Meeting on January 20, 2026, seconded by Nelke. Motion carried.

#### **VII. New Business**

<b>PZ- 12012025 -01.</b>	A request to amend Ordinance 8633 by correcting the address at 3170 N Hwy 67, in a "B-5" Planned Commercial District.
	<p>While reading the staff report, Debra Irvin noted incorrect information on the Ordinance was recorded properly with St. Louis County.</p> <p>Chairman Olds moved to recommend approval of the amendment to Ordinance No. 8633 to correct the address for the platted parcel at 3170 N. Hwy 67 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:</p> <ol style="list-style-type: none"> <li>1. The corrected ordinance shall reference the St. Louis County Assessor parcel numbers (APNs).</li> <li>2. The City Clerk shall ensure that the official ordinance record and index entries reference the corrected address and APNs.</li> <li>3. Draft an Ordinance to Amend Ordinance No. 8633 to include the following language: Section 1. Findings. The City Council finds that Ordinance No. 8633 contains an incorrect street address for the platted parcel at 3170 N Hwy 67. The correct address, as recorded in St. Louis County Assessor's records and as shown on the recorded plat as follows: <ul style="list-style-type: none"> <li>• Parcel A (APN: ) — 3170 N Hwy 67 (Club Car Wash)</li> </ul> </li> <li>Section 2. Amendment. Wherever Ordinance No. 8633 references the address 3180 N. Hwy 67 such that the address is inconsistent with the Assessor's records or the recorded plat, the reference is hereby replaced with the correct address listed above and in Exhibit A attached hereto.</li> <li>Section 3. Exhibit A (county taxing record) is attached and incorporated by reference.</li> </ol> <p>Seconded by Nelke. On roll call, the commission voted as follows:</p>

#### **VOTING**

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Gettemeier, Russell	X				
Jearls, Lou	X				

Kelly, Kevin	X				
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Sylvester, Larry	X				

The request was approved.

<b>PZ- 12012025 -02.</b>	A request to amend zoning code regulating group homes in the “R-1”, “R-2”, “R-3”, and “R-4” Single-Family Dwelling Districts.
	<p>In the reading of the staff report, Debra Irvin stated the proposed amendment aims to prevent an over-concentration of such facilities in individual neighborhoods, promote balanced distribution of supportive housing, and preserve residential character while maintaining compliance with federal and state fair housing requirements. She noted that No Group Home should be located within 1,250 feet of another legally established Group Home, as measured from property line to property in a straight line, adding that any existing, legally established homes will be considered legal nonconforming uses and may continue to operate.</p> <p>Following the reading of the staff report, Debra Irvin informed the commission that right now a group home can be anyone that claims a disability. This change is to the spacing of group homes. Occupants of a group home do not have to be related, and occupancy load is determined by the size of each room.</p> <p>Chairman Olds moved to recommend approval the amendment to the zoning code by adding regulations for group homes in “R-1”, “R-2”, “R-3”, and “R-4” Single-Family Dwelling Districts as outlined in the attached ordinance, with no other conditions.</p> <p>Seconded by Jearls. On roll call, the commission voted as follows:</p>

#### **VOTING**

Motion by: Olds, Steven

Second by: Jearls, Lou

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Gettemeier, Russell	X				
Jearls, Lou	X				
Kelly, Kevin	X				
Margherio, Marty	X				
Nelke, Robert, Jr.	X				
Sylvester, Larry	X				

The request was approved.

#### **VIII. Adjournment**

Chairman Olds stated the next regular meeting will be held on Tuesday, January 20, 2026, at 6:00pm.

Commissioner Sylvester moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:30 p.m.

Adjourned at 8:30 PM  
Respectfully submitted,

**Makiya Maclin**

Makiya Maclin  
Deputy City Clerk