

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION

Monday, February 2, 2026

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 2, 2026 at 6:00 PM with Chairman Steve Olds presiding.

I. Roll Call

On roll call, the following members were present: Russell Gettemeier, Larry Sylvester, Kevin Kelly, Steve Olds, Robert Nelke, Marty Margherio and Lou Jearls. 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.

II. Approval of Minutes

Minutes of 01/20/2026

Commissioner Olds moved to approve the Planning and Zoning Minutes of January 20, 2026, seconded by Sylvester. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

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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.

Building Commissioner, Debra Irvin, informed the commission that we are still waiting on information from our City Attorney.

Commissioner Olds made a motion to continue this item to the next meeting on February 17, 2026, seconded by Nelke. Motion carried.

VI. New Business

PZ-02022026-01. A request for a special use for a restaurant with drive-through and re-painting brick at 2825 N Hwy 67 in a "B-3" Extensive Business District.

LFRC St Louis LLC
Lee's Famous Recipe Chicken
2825 North Hwy 67
Florissant, MO 63033

During the reading of the staff report, Debra Irvin noted this request is for recommended approval from LFRC St. Louis LLC, representing Lee's Famous Recipe Chicken, for a Special Use to operate a restaurant with drive-through and re-paint existing brick walls at 2825 N Hwy 67. The restaurant is not a permitted use by right in the "B-3" district; however, it is listed under Special Use Section 405.125 (K) (46). The subject property is occupied and operating as a legal nonconforming use, transforming into a conforming use. She noted there are 30 parking spaces at the property now, but 6 spaces will be removed leaving 24 parking spaces.

Petitioner, Mark Huonder, informed the commission the rooftop will be corrugated metal panels and he will be sure to get the warranty from the manufacturer to be sure it meets the 25-year warranty. The freezer in the restaurant will have an entrance on the interior and exterior of the building. The removal of parking spaces should allow for a better turn around within the parking lot. The restaurant will be temporarily closed during renovations and when the store reopens, hours of operation will be Sunday through Saturday, 10:00am to 10:30pm.

Chairman Olds moved to recommend approval of the request from LFRC St. Louis LLC, representing Lee's Famous Recipe Chicken, to operate a restaurant with drive-through service and to repaint exterior brick walls at 2825 North Highway 67, located within the "B-3" Extensive Business District, in accordance with the preliminary site plan and exterior finish schedule prepared by Franz Architects dated January 21, 2026; and furthermore, to recommend approval of the existing legal nonconforming pylon sign, not to exceed twenty-five (25) feet in height with an existing fifty (50) square-foot sign face, in accordance with the plans submitted by Piros Sign Inc. dated January 21, 2026, subject to the following conditions, which shall be made part of the record:

1. The maximum occupancy load shall be forty-four (44) occupants, including staff.
 - a. The petitioner shall post an occupancy load sign as required by code.
 2. Required parking shall be amended to twenty-four (24) spaces, consistent with the preliminary site plan.
 3. Hours of operation shall be Sunday through Saturday, 10:00 a.m. to 10:30 p.m.
 4. All signage shall comply with Chapter 520 of the Florissant Code of Ordinances.
 5. The existing legal nonconforming pylon sign shall not exceed fifty (50) square feet per sign face and shall not exceed twenty-five (25) feet in height.
 6. Donation boxes shall not be permitted within the parking lot.
 7. Windows shall not be concealed or tinted, and window advertising shall not exceed sixteen percent (16%) of total window area.
 8. Exterior paint colors shall be as outlined in the Exterior Finish Schedule, Sheet A2.0.
 9. Screening for the exterior walk-in freezer shall be constructed of materials matching or compatible with the building and shall be protected by reflective bollards.
 10. Rooftop screening shall be constructed of materials and colors that blend with the building architecture. Owner shall provide 25-year warranty on corrugated metal panel.
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11. The drive-through menu board shall be designed to meet 115 mph basic wind speed requirements for Exposure B, in accordance with the 2021 International Building Code as adopted.
12. The establishment shall comply with the City of Florissant Indoor Clean Air Code and shall be a no-smoking facility pursuant to Chapter 250 of the Florissant Code of Ordinances.
13. Hookah or hookah-related accessories are prohibited pursuant to Florissant Ordinance No. 8947.
14. Public consumption of marijuana is prohibited. Pursuant to Section 210.1900(E), it is an offense for any person to smoke or consume marijuana in any public area of the City, including any area where smoking is prohibited under Chapter 250, the Indoor Clean Air Code.
15. Prior to issuance of a Certificate of Occupancy, the property shall be improved in accordance with the approved floor plan incorporated herein by reference, and a fire and life-safety inspection shall be completed by the Florissant Valley Fire Protection District.
16. The applicant shall comply with all applicable City of Florissant, county, state, and federal codes, ordinances, laws, rules, and regulations.
17. Violation of applicable codes and ordinances may constitute grounds for revocation of the business license pursuant to Section 605.057 of the Florissant Code of Ordinances.
18. A final site plan shall be approved upon completion of the project.
19. The Special Use Permit shall remain in full force and effect and shall be subject to all applicable ordinances of the City of Florissant.
20. The Special Use Permit may be transferred to another party while the business is in operation or within six (6) months of closure.
21. In the event that LFRC St. Louis LLC, representing Lee's Famous Recipe Chicken, discontinues operation of the business for a period exceeding one hundred eighty (180) days, the Special Use Permit granted herein shall automatically become null and void.

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

<u>VOTING</u>					
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.

PZ-02022026-02. A request from Central Trust Bank DBA Central Bank of St. Louis to amend Ordinance 8297 for a financial institution (bank) with drive through facilities in a 'B-5' Planned Commercial District.

Central Trust Bank DBA Central Bank of St. Louis
Drake Johnston/Larry Walker, Bax Engineering
221 West Point Blvd
St Charles, MO 63301

During the reading of the staff report, Debra Irvin stated the request comes from Central Trust Bank d/b/a Central Bank of St. Louis to amend Ordinance 8297 for a financial institution (bank) with drive through facilities, and a 20-ft post sign at 2180 N. Hwy 67 in a "B-5." Banking is permitted within the "B-3" Extensive Business District; however, a drive-through facility and post sign requires approval as a special use. The proposed amendment is consistent to meet the intent and requirements of the "B-3" zoning district. The subject property is currently occupied by McAlister's Deli Restaurant. Greenery will be relocated to accommodate parking by the drive-through.

Petitioner, Drake Johnson, noted both canopies on the property are existing. The shape of the sign is triangular and shorter than the current sign that is there already. Most of the building is to remain the same; however, the major change will be removing the freezer door and replacing it with a normal exterior door. A drive-through window and a ATM with a teller will be added to the exterior which will require some re-stripping.

Chairman Olds moved to recommended approval the request from Central Trust Bank DBA Central Bank of St. Louis to amend Ordinance 8297 to permit a financial institution (bank) with a drive through and pylon sign at 2180 No. Hwy 67 in a 'B-5' Planned Commercial District as shown on preliminary site plans (Sheets C-01 through C-03) drawn by Bax Engineering Planning Surveying, dated 01/28/2026, Bax Engineering landscaping plan dated 01/28/2026 (Sheet L-1) and the color elevation drawings from Grace Design Studios, dated 01/27/2026 (PD-3.1-PD.3.2) with minor exterior changes, a drive-through, and a new 20-ft pylon sign, subject to the conditions set forth below with these conditions being part of the record:

1. The maximum occupant load shall be 51 people including staff.
 2. An occupant load sign shall be posted in lobby.
 3. Approved hours of operation shall be:
 - a. 9:00am – 5:00pm – Monday- Friday
 - b. 9:00am -12:00pm Saturday
 - c. Closed Sunday
 4. The parking lot shall be maintained free of trash and debris.
 5. The establishment shall be a No Smoking Facility pursuant to Chapter 250 of the Florissant Code of Ordinances.
 6. Wall signs shall be installed in accordance with Grace Design Studio, dated 01/27/2026, not to exceed 16'.0(L) x 2'.6" (H)
 7. Illuminated Pylon sign shall not exceed twenty (20) feet in height.
 8. The applicant will comply with all Florissant codes and ordinances, County Health, State, and Federal rules and regulations.
 9. Prior to issuance of an occupancy certificate, said property shall be improved in accordance with the plans which are attached hereto, and made a part hereof for all purposes.
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10. Donation boxes shall not be permitted within the parking lot.
11. Windows shall not be concealed or tinted, and window advertising shall not exceed sixteen percent (16%) of total window area.
12. Project Completion 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 6-months of the start of construction.
13. Violations of applicable codes and ordinances may result in revocation of the business license pursuant to Section 605.057 of the Florissant Code of Ordinances.
14. Upon discontinuation of business operations, all signage shall be removed from the site, and exterior building walls.
15. Except as amended herein, Ordinance No. 6868 shall remain in full force and effect.

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

<u>VOTING</u>					
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.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Tuesday, February 17, 2026 at 6:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 7:00 p.m.

Adjourned at 7:00 PM

Respectfully submitted,

Makiya Maclin

Makiya Maclin
Deputy City Clerk