

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Tuesday, February 17, 2026

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Tuesday, February 17, 2026, at 6:00 PM with Chairman Steve Olds presiding.

I. Roll Call

On roll call, the following members were present: Larry Sylvester, Kevin Kelly, Steve Olds, Robert Nelke, Marty Margherio, Lou Jearls and Russell Gettmeier. 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 02/02/2026

Commissioner Olds moved to approve the Planning and Zoning Minutes of February 2, 2026, seconded by Sylvester. Motion carried.

III. Announcements/Comments

Commissioner Sylvester informed the commission and those present that there will be a meeting held at the Eagan Center from 4:00-6:00pm on Wednesday, February 18, 2026, for input from the citizens of Florissant on the construction that will take place on New Halls Ferry and Lindbergh.

Building Commissioner, Debra Irvin, requested that the commission postpone **PZ-07152024-06** (Masonry Code) to the next meeting on March 2, 2026, to give the City Attorney time to respond.

IV. LHDC Business

There were none.

V. Old Business

PZ-07152024-06. 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.

Commissioner Olds made a motion to postpone this item to the next meeting on March 2, 2026, seconded by Nelke. Motion carried.

VI. New Business

PZ-02172026-01. A request from Keith Wilhelm to amend SUP 8602 to add rental trucks at 730 N Hwy 67 in a "B-3" Extensive Business District (Ward 2)

Keith Wilhelm
 Avis Budget Group
 5330 N Illinois St
 Fairview Heights, IL 62208

During the reading of the staff report, Debra Irvin stated the request is from Avis Budget Group for recommended approval to amend Ordinance No. 8602 to allow for Budget Truck Rental in the "B-3" Extensive Business District. Budget Truck Rental is requesting six (6) rental trucks in any combination of 12-foot, 16-foot, and 26-foot trucks, including the compact cargo van rental to be parked in the rear of the building. The proposed change to add rental trucks requires an amendment to the existing Special Use Permit to ensure compliance with the City's Zoning Ordinance. Rental trucks may be returned after hours and on Sundays, with keys deposited in a designated drop box.

Petitioner, Keith Wilhelm, noted the truck operation will be ran in the rear of the building, with a drop box installed in the rear of the building for truck drop offs. Majority of the trucks are 16-foot; however, the landlord is aware of the different variety of sizes the rental trucks will be. There is a large garage at the rear of the building that rental trucks can be stored in if need be.

Chairman Olds moved to recommend approval the request from Keith Wilhelm representing Avis Budget Group for recommended approval to amend Ordinance 8602 to allow for a Budget Truck Rental and parking in the 'B-3' Extensive Business District subject to the conditions set forth below with these conditions being part of the record:

1. Parking shall be clearly marked and striped for this business in the rear of for customer pickup and drop off as well as six designated parking spots for rental trucks only
2. No more than Six (6) rental trucks permitted in any combination of 12-foot, 16-foot, and 26-foot trucks, including the compact cargo van rental.
3. Truck rental vehicles are not permitted in the front parking lot.
4. Rear parking shall not impede deliveries to other businesses in the Shopping Center.
5. Sign to be installed at front entrance directing rental trucks to be returned in the rear.
6. Except as amended herein, Ordinance No. 8602 shall remain in full force and effect.

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

<u>VOTING</u>					
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	X				

Nelke, Robert, Jr.	X				
Sylvester, Larry	X				

The request was approved.

PZ-02172026-02. A request from April Murry (Venue 347, LLC) operate a banquet Center at 1833 Dunn Rd for Special Use in a "B-3" Extensive Business District (ward 7)

April Murray
 1390 Wadsworth Dr
 Florissant MO 63031

In the reading of the staff report, Debra Irvin, stated the request is for recommended approval for a Special Use to allow for a banquet center at 1833 Dunn Road in Waterford Plaza within the "B-3" Extensive Business District. Banquet centers are not permitted by right in the "B-3" Extensive Business District; however, they are listed under Special Use Section 405.125 (K)(11). Section 600.050 states there should not be any sale of liquor within one hundred (100) feet of any school, church or other building regularly used as a place of worship. This request lies approximately 141 feet from Glory to God Church, making it outside of the one hundred (100) feet of any school or church. There is currently no existing kitchen; however, a commercial range will need to be put in the kitchen and a commercial set of plans for the kitchen will need to be submitted. St. Louis County will have to give approval for the kitchen and sales of food.

Petitioner, Nicole Van Hook, informed the commission of her experience within the banquet center industry. She noted she managed Prime 55 for about a year as well as managed a bar. She stated outside of banquets they would like be connected to the community by using the banquet center for educational purposes, conferences, luncheons and community events.

Building Commissioner, Debra Irvin, noted that from the perspective of the code what Ms. Van Hook defined would void her application. A banquet center is strictly for how it is defined, a special purpose room, dining room, or building used for hosting large social and business events, with a full kitchen where food is served. She requested that she does not include those other specifics in their business of operating a banquet center otherwise it could be denied.

Ms. Van Hook apologized for going above and beyond what the code allows and stated in operating the banquet center, they would hold banquets to celebrate weddings, anniversaries, etc... and they would provide the food as well as they would like to have a bar wanting to sell alcohol.

Commissioner Nelke made a request that instead of the banquet center closing by 1:30am, out of respect for the residents surrounding the area, the banquet center close by midnight.

Chairman Olds moved to recommend approval the request for a Special Use from April Murray, representing (347 Venue, LLC) at 1833 Dunn Road for a Banquet Center in accordance with the floor plan drawn by Marc Ruemmler, Mount Olive, IL, dated January 31, 2026 in the "B-3" Extensive Business District, subject to the following conditions, which shall be made part of the record:

1. The maximum occupant load shall be 74 occupants including staff.
 - a. Petitioners shall post occupancy load sign.
2. Hours of operation may vary based on rental needs; but not to exceed closing by

12:00am (midnight)

3. All signage shall comply with Chapter 520 of the Florissant Code of Ordinances. Any sign exceeding forty (40) square feet shall require zoning approval.

4. Any change in operations, occupancy, or capacity that results in an increase in traffic or occupancy may require additional review and approval by the Building Commissioner.

5. Donation boxes shall not be permitted on the property or within the parking lot.

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

7. 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.

8. Hookah or hookah-related accessories are prohibited pursuant to Florissant Ordinance No. 8947.

9. 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 place where smoking is prohibited under Chapter 250, the Indoor Clean Air Code.

10. No person shall drink or ingest any intoxicating liquor or non-intoxicating beer in or on any public place. For purposes of this Section, the term "public place" shall mean any public street, highway, alley, sidewalk, thoroughfare or other public way of the City, or any parking lot. Section See 600.140 (G)

11. Prior to issuance of the Certificate of Occupancy, the property shall be improved in accordance with the floor plan attached hereto and incorporated herein by reference; and a fire and life-safety inspection shall be completed by the Florissant Fire Protection District.

12. The applicant shall comply with all applicable City of Florissant codes and ordinances, as well as all county, state, and federal laws, rules, and regulations.

13. 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.

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

15. The Special Use Permit may be transferred to another party while the business is in operation or within six (6) months of closure.

16. In the event that April Murray, (347 Venue, LLC) 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 Kelly. On roll call, the commission voted as follows:

<u>VOTING</u>					
Motion by: Olds, Steven					
Second by: Kelly, Kevin					
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-02172026-03. A request from Dr Yahki to amend Ord 8888 to operate a Holistic Clinic with therapy rooms, training rooms, and Podcast/ Recording Studio at 660 Charbonier in a "B-5" Planned Commercial District.

Dr. Yahki Rapha Elohim
 Joe Dale, Representative
 660 Charbonier
 Florissant, MO 63031

During the reading of the staff report, Debra Irvin noted the request is to request for an amendment to Ordinance No. 8888 to permit a Wholistic Clinic with therapy rooms, training rooms, and Podcast/Recording Studio within the "B-5" Planned Commercial District. Live Streaming Studio (Section 405.125 (K)(35)) Recording Studio (Section 405.125(K)(45)), are permitted by Special Use approval. Live Streaming Studio is a facility for broadcasting real-time video or audio content over the internet, does not include adult entertainment. Recording Studio Special is a facility for recording and mixing instrumental or vocal musical performances, spoken words, and other sounds.

Architect, Joe A. Dale, stated Dr. Yahki has bought recently bought the property meaning no vehicles from Travers will be on the lot. The lighting is adequate and fairly new, being installed back in 2023. There is an existing ground sign in front of the property that they will use.

Petitioner, Dr. Yahki Elohim, informed the commission that he is certified and licensed, as well as all his employees. All his work is innovative work and any equipment used is FDA approved. This clinic will sell only wholistic products, no herbal products and no alcohol will be served. The kitchen/cafeteria will be for staff use only. There will be no ticket sales except for lectures. Cameras are installed both on the interior and exterior of the facility.

Chairman Olds moved to recommend approval of the request submitted by Architect Joe A. Dale, on behalf of Dr. Yahki Rapha Elohim, seeking an amendment to Ordinance No. 8888 to allow the operation of a Holistic Clinic—including therapy rooms, training rooms, and a podcast/recording studio—at 660 Charbonier Road within the “B-5” Planned Commercial District, as depicted on the Site Plan (Sheet SP-1) dated February 3, 2026, and the Floor Plan (Sheet A01) dated January 28, 2026, prepared by Joe Dale, Architect (Missouri License No. A-4366), subject to the following conditions, which shall be made part of the official record:

1. The maximum occupant load shall be 248 persons, including staff.
 - a. An occupant load sign shall be posted in the lobby.
2. Approved hours of operation shall be:
 - a. Monday through Friday: 9:00 a.m. – 5:00 p.m.
 - b. Weekends (lectures, limited to two per month): 12:00 p.m. – 8:00 p.m.
3. The parking lot shall be maintained free of trash and debris.
4. Outdoor storage is prohibited.
5. The kitchen is not approved for commercial use, including but not limited to cooking classes, catering, food preparation, or packaging for resale.

6. Donation boxes shall not be permitted within the parking lot.
7. Screening for outside trash containers shall be of a material that matches or is compatible with the building.
8. Windows shall not be concealed or tinted, and window advertising shall not exceed sixteen percent (16%) of the total window area.
9. 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.
10. 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 place where smoking is prohibited under Chapter 250, the Indoor Clean Air Code.
11. Hookah or hookah-related accessories are prohibited pursuant to Florissant Ordinance No. 8947.
12. No person shall drink or ingest any intoxicating liquor or non-intoxicating beer in or on any public place. For purposes of this Section, the term "public place" shall mean any public street, highway, alley, sidewalk, thoroughfare or other public way of the City, or any parking lot. Section See 600.140 (G)
13. The applicant will comply with all Florissant codes and ordinances, County Health, State, and Federal rules and regulations.
14. 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.
15. 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.
16. 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.
17. Upon discontinuation of business operations, all signage shall be removed from the site, and exterior building walls.
18. Except as amended herein, Ordinance No. 8888 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 Monday, March 2, 2026 at 6:00pm.

Commissioner Sylvester moved to adjourn the meeting, seconded by Margherio.
Motion carried, meeting adjourned at 7:20 p.m.

Adjourned at 7:20 PM

Respectfully submitted,

Makiya Maclin

Makiya Maclin
Deputy City Clerk