

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes
January 3, 2022

Table of Contents

Page Number

Roll Call/Minutes

Page 2

14150 Sunswept Park Ct
(Imported Auto Care Inc)

Page 2

13647 New Halls Ferry
(Sonic Drive-In)

Page 2-3

1685 N Highway 67

Page 3

Adjournment

Page 3

CITY OF FLORISSANT



The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Monday, January 3, 2022 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Tim Lee, Lee Baranowski, Allen Minks, Steve Olds, and Robert Nelke. David Smith and John Martine were excused. Also present was Phil Lum, 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.

Approval of Minutes

Mr. Olds moved to approve Meeting Minutes of December 6, 2021, seconded by Minks. Motion carried.

New Business

Item 1 14150 Sunswept Park Ct (Imported Auto Care Inc)

PZ010322-1 Continued to 1/18 Meeting – Ward 9

Request Approval of a remodeling at 14150 Sunswept Park Ct (Imported Auto Care Inc) to add exterior mounted overhead security doors, to an existing Auto Service Garage, in a 'B-3' Extensive Business District.

Chairman Olds made a motion to continue the request for approval until the Planning and Zoning commission meeting on Tuesday, January 18, 2022 due to the petitioner's absence, seconded by Nelke. Motion carried.

Item 2 13947 New Halls Ferry (Sonic Drive-In)

PZ010322-2 Approved – Ward 9

Request ratification of conditional approval for a minor change at 13947 New Halls Ferry to allow for the replacement of landscape materials with Canadian Boxwoods, in an existing 'B-5' Zoning District, Ord. No. 6844.

Phil Lum stated the landscaping was replaced with longer lasting Canadian Boxwoods. Dave Eickhoff, petitioner, stated the previous juniper bushes were dead after being planted 20 years ago and

18 bushes were planted. Chairman Olds noted the drawing only shows 8 bushes and an accurate drawing needs to be on file.

Chairman Olds made a motion to ratify conditional approval of the Building Commissioner for changes to the site development plan of Ord. No. 6844 to allow for a change in landscape materials to green velvet boxwoods according to the proposal prepared by the petitioner and drawing L1 dated 11/12/21 By Baxter Gardens. These minor alterations depict minor changes in the development, which are not in conflict with the nature of the development and meets all of the conditions of the Ord. No. 6844. Approval is subject to the regulations of this B-5 "Planned Commercial District", and the following additional requirements:

1. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided in Ord. No. 6844, development shall be affected only in accordance with all ordinances of the City of Florissant.

2. With updated/accurate drawings to be submitted within 30 days of approval.

The motion was seconded by Minks. On roll call the Commission voted: Lee yes, Baranowski yes, Minks yes, Olds yes, and Nelke yes. Motion passed.

Item 3 1685 N Highway 67

PZ010322-3 Approved – Ward 6

Request recommended approval to amend a Special Use, to allow for the addition of an accessory structure for tire storage, with screening, in an existing 'B-3' Planned Commercial District.

Chairman Olds made a motion to continue the request for approval until the Planning and Zoning commission meeting on Tuesday, January 18, 2022 due to the petitioner's absence, seconded by Nelke. Motion carried.

Adjournment

Chairman Olds stated the next meeting will be held on Tuesday, January 18, 2022 at 7:00 p.m. Mr. Lee moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting adjourned at 7:35 p.m.

Savanna B Burton

Savanna B Burton, Deputy City Clerk