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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

May 16, 2022

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CITY OF FLORISSANT



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39

40 The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955
41 rue St. Francois on Monday, May 16, 2022 at 7:00 p.m. with Chairman Olds presiding.

42

43 **Roll Call**

44 On Roll Call the following members were present: John Martine, Lee Baranowski, Allen Minks,
45 Steve Olds, and Robert Nelke. Tim Lee and David Smith were excused. Also present was Phil Lum,
46 Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning
47 and Zoning Commission was in session for the transaction of business.

48

49 **Approval of Minutes**

50 Mr. Baranowski moved to approve Meeting Minutes of May 2, 2022, seconded by Martine.
51 Motion carried.

52

53 **New Business**

54 **Item 1 Florissant 2050 Comprehensive Plan**

55 **PZ051622-1 Approved – All Wards**

56 Request public hearing, discussion, and approval of adoption of the 2050 Comprehensive Plan
57 Update for the City of Florissant by Resolution and forward same to the City Council.

58 Phil Lum reviewed the staff report with the commission. Tim Brieihan, H3, stated process was to
59 update the Comprehensive plan and Historic District Master plan. He noted the plan consists of updated
60 community vision, goals and objectives, future land use plan, strategic implementation plan, code
61 review and assessment, and community branding initiative. Mr. Brieihan stated the city had over 1,200
62 resident and non-resident stakeholders involved in the process of creating the comprehensive plan. The
63 strengths were listed as the economic strength of the highways, Historic Old Town as a regional
64 destination, sub-regional retail center, growing medical services area, physical landscape, expansive
65 parks and community facilities, long-standing civic and religious organizations, locally-supportive
66 community retail and services, and being a safe community. The portions to improve is job centers,
67 improving school district, reimagine Lindbergh, improve job diversity, improve aging parks, improve

68 Coldwater Creek, enhance neighborhoods, maintain a strong community identity, and rebrand
69 Florissant's perception.

70 Tim Breihan noted Old Town is unique and important, but also underutilized and
71 underappreciated. He noted the goal is to make it a gathering place while improving accessibility and
72 preserving Old Town landmarks. Mr. Breihan stated the area should function as a whole with Florissant
73 Square Mall becoming mixed-use and part of the Old Town region to add more walking area. He also
74 noted the housing options can be changed to allow for different options. These options could include
75 increasing height allowance for houses being built, subdividing lots to allow for multiple smaller
76 homes, townhomes, and condos, as well as allowing for accessory dwelling units (ADUs). Lee
77 Baranowski noted he does not want parkland taken away to create more room for housing. Tim Breihan
78 noted the redevelopment of parkland was only for Koch Park with just one option for the park being
79 used for residential and other options include recreational development. He noted the goal is to add
80 135.5 acres more of park land to the city with a total of 785 to 813 acres of park. Steve Blumfelder,
81 resident, noted his agreement with not giving park land to developers to create more residential area.
82 He stated in some areas marked for mixed-use zoning, the houses built now are not in compliance with
83 city ordinances. Todd Hughes, Public Works Director, thanked H3 for their hard work and noted they
84 did an excellent job in creating guidelines for Florissant.

85 Chairman Olds made a motion to approve the adopting of the Florissant 2050 Comprehensive
86 Plan, dated April 12, 2022 attached, including all maps, descriptive matter, and other materials
87 contained, as the official land use plan for the City of Florissant, Missouri, and shall therefore
88 supersede any and all previously adopted land use plans developed for the City or any part or section
89 thereof.

90 The Planning and Zoning Commission recommends the Council develop an appropriate
91 resolution and that the City Commence with the task of implementing the new Comprehensive Plan as
92 provided to the full extent of its authority.

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

95 Chairman Olds made a motion to read Resolution 2022-1 A Resolution of the Planning and
96 Zoning Commission of the City of Florissant adopting the Florissant 2050 Comprehensive Plan,
97 seconded by Minks. Motion carried.

98 Chairman Olds made a motion to adopt Resolution 2022-1, seconded by Minks. On Roll Call,
99 the commission voted: Martine yes, Baranowski yes, Minks yes, Olds yes, and Nelke yes. Motion
100 carried.

101 **Adjournment**

102 Chairman Olds stated the next meeting will be held on Monday, June 6, 2022 at 7:00 p.m. Mr.
103 Minks moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting adjourned at
104 8:20 p.m.

105

106

Savanna B Burton

Savanna B Burton, Deputy City Clerk, MRCC