

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

November 7, 2022

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CITY OF FLORISSANT



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

Roll Call

On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds, Robert Nelke, John Martine (late), Dan Sullivan, and Lou Jearls. 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 October 17, 2022, seconded by Minks. Motion carried.

Announcements

Phil Lum welcomed Dan Sullivan and Lou Jearls to the Planning and Zoning Commission and noted differences between the building code and city code in reference to life safety of masonry products.

New Business

Item 1 1147-1151 N Highway 67 (Behind the 8 Ball LLC)

PZ110722-1 Approved – Ward 9

Request recommended approval of a Special Use Permit for the operation of a billiard parlor, located in a 'B-3' Extensive Business District.

Phil Lum noted the special use is located in a 'B-3' Extensive Business District and use 4,105 sq. ft. of the shopping center noted as "Building C" on the site plans. He stated parking currently complies for the main building and a 6-foot fence on the back of the property with no additional landscaping proposed. Darryl Wallace, petitioner, noted he wants the establishment to be non-smoking and one day sell food and beer, but is wanting to open the business with the billiard tables only to begin. He stated the future plan is to expand to have pizza, nachos, and other similar food as well and a

beer and wine package liquor license. Mr. Wallace stated the sign on the building would comply with the city code. Additionally, Mr. Wallace wants the sign to be visible from Lindbergh and likely a box-sign style. He noted there would not be an age limit at this time but could change that upon request with hours of operation being from 11am to 11pm.

Chairman Olds made a motion for recommended approval of a Special Use Permit to allow for a billiard parlor establishment in a 'B-3' Extensive Business District as shown on drawings attached, A100 by DESIGNAR LLC and site plan A0-1 dated 10/24/22 by Nova Group Inc., subject to the conditions set forth below with these conditions being part of the record.

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

Adjournment

Chairman Olds stated the next meeting will be held on Monday, December 5, 2022 at 7:00 p.m. Mr. Baranowski moved to adjourn the meeting, seconded by Minks. Motion carried. Meeting adjourned at 7:57 p.m.

Savanna B Burton

Savanna B Burton, Deputy City Clerk, MRCC