

CITY OF FLORISSANT



**Planning and Zoning Commission  
Unofficial Planning & Zoning Minutes**

March 20, 2023

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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, March 20, 2023 at 7:04 p.m. with Vice Chairman Minks presiding.

**Roll Call**

On Roll Call the following members were present: Robert Nelke, John Martine, Dan Sullivan, Lou Jearls, Lee Baranowski, and Allen Minks. Steve Olds was 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. Minks moved to approve Meeting Minutes of February 6, 2023, seconded by Minks. Motion carried.

**New Business****Item 1        3180 N Highway 67 (Goodwill Excel Center)****PZ032023-1    Approved – Ward 9**

Request ratification of Conditional Approval for a minor change in the Development Plan, a fence for a play area, in a 'B-5' Planned Commercial District located at 3180 N Highway 67, Ord. 6266 (as amended by ord. nos. 6380, 8064, 8216, 8224, and 8854).

Phil Lum noted the business will have a daycare playground for the staff and patrons' children which will only require a minor ratification to the ordinance. Jason Riebeck noted the business is following the requirements of the state even though the business is not required to follow State law. He noted everything used outside is brought in after hours and the covered area may have padding for small slides or other activities. He noted a minimum of 3 monitors will be with the children and a maximum of 8 with a maximum of 15 children. Mr. Riebeck noted the infant sleeping area has half walls which allow the monitors to keep an eye on the kids.

Vice Chairman Minks made a motion to ratify conditional of the Development Plan in a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add the fence and bollards for the play area of "The Excel Center" as depicted on attached plans A7 dated 3/16/2023 by Dial Architects.

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

**Item 2 35 Florissant Oaks Shopping Center (So Deity Diner)****PZ032023-2 Approved – Ward 2**

Request rezoning of a 'B-5' Planned Commercial District to allow for a new car wash and storage building currently located at 495 Howdershell in an existing 'B-3' Zoning District.

Phil Lum stated the business is located on the vacant credit union lot and the business moved the ground sign to the proper setback as requested. Lou Jearls noted there is no mention of needing St. Louis County approval and his concerns with the volume of noise. Dan Sullivan stated he was worried the greenspace did not appear to be 33% of the lot space. Robert Nelke noted concerns of the height of the storage unit structure. Mr. Lum stated the business is within the requirements, but seems too tall since Florissant does not have many 3 story businesses. Allen Minks confirmed the building has concrete block on the exterior and the block is more durable than other material previously approved. Larry Walker, engineer, stated the business only has an entrance off Flordawn which will not require County road approval. He noted the tunnel exit is facing away from the multi-family residence and the vacuums are on the opposite side of the lot from the residence as well. Mr. Walker stated the business would be surrounded by a sight proof fence and vegetation with 38 trees and 210 shrubs throughout the whole property. The business hours will be from 8am to 8pm with the storage unit being completely internal and climate controlled with only counter clockwise drive around the structure. Additionally, the storage unit will have parallel parking spaces around the building for customers. Mr. Walker played a recording about 30 feet away from one of the company's car washes which showed about 37 decibels of noise at the tunnel exit.

Lou Jearls made a motion to add to line 242 "No more than 60 decibels of noise at the property line during normal operating hours", seconded by Sullivan. On roll call, the Commission voted: Nelke yes, Martine no, Sullivan yes, Jearls yes, Baranowski no, and Minks no. Motion failed.

Vice Chairman Minks made a motion to recommend approval of a 'B-5' Planned Commercial District, as depicted by the attached drawings C-1, C-2, C-3, C-4, C-5 all dated 2/20/23 by Bax Engineering, Planning, Surveying, A-3 Color Elevations (carwash) dated 2/17/23 by Levine and Associates and AD100.0, AD100.1, AD100.2 AD200.0 AD200.0.1, AD200.1, AD200.2, AD200.2.1 (storage building) dated 2/16/23 by MSSI Design, LLC., Photometric plan 1 of 1 dated 3/15/23 by St Louis Lighting Group, with permitted uses allowed being a car wash and storage building and the following additional requirements:

**1. PERMITTED USES**

The uses permitted for this property shall be limited to car wash and storage building as shown in detail on the attached drawings. Other uses than those permitted shall require approval by amendment to this 'B-5' Ordinance.

## 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 3867 SF car wash and 3 story 19,396.74 s.f. (footprint) storage building.

## 3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.

3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.

4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.

5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

8. Screening.

a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

#### 4. TRASH ENCLOSURES

Trash container shall be kept within a gated sight-proof area as shown.

#### 5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawings attached, including entire property, trash enclosures, landscape, lighting and legal description.

#### 3. SITE DEVELOPMENT PLAN CRITERIA:

##### a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District apply.

##### b. Internal Drives:

(1) There shall be parking as shown on plans attached.

##### c. Minimum Parking/Loading Space Requirements.

(1) Parking spaces provided on the property shall be as depicted on drawing C-1 attached.

##### d. Road Improvements, Access and Sidewalks (not applicable)

##### e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) All site lighting and exterior building lighting shall be directed down and inward

##### f. Sign Requirements.

Ground sign shall be as located on C-1.

All signage shall comply with the City of Florissant sign ordinance for commercial districts.

##### g. Landscaping and Fencing.

Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

##### h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

(1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effect the neighboring properties.

(2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.

(3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner shall make a determination as to the extent of the changes per the following procedure:

The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

#### 9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.

b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.

c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

#### 10. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

#### 9. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

228           The motion was seconded by Nelke. On roll call the Commission voted: Nelke no, Martine yes,  
229   Sullivan no, Jearls no, Baranowski no, and Minks yes. Motion failed.

230 **Adjournment**

231 Chairman Olds stated the next meeting will be held on Monday, March 6, 2023 at 7:00 p.m.

232 Mr. Jearls moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting  
233 adjourned at 8:32 p.m.

234 *Savanna B Burton*  
 235 Savanna B Burton, Deputy City Clerk, MRCC