

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

April 3, 2023

Table of Contents

Page Number

Roll Call/Minutes

Page 2

225 N Highway 67
(GMT)

Page 2 - 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, April 3, 2023 at 7:00 p.m. with Vice Chairman Minks presiding.

Roll Call

On Roll Call the following members were present: Dan Sullivan, Lou Jearls, Steve Olds, and Robert Nelke. John Martine, Lee Baranowski, and Allen Minks 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

Chairman Olds moved to approve Meeting Minutes of March 20, 2023 with a correction to line 68, seconded by Jearls. Motion carried.

New Business**Item 1 225 N Highway 67 (GMT)****PZ040323-1 Approved – Ward 3**

Request recommended approval to amend a 'B-5', Ordinance No. 6166 (as amended by Ord. 7536, Ord. 7631, Ord. 7941, Ord. 8080, 8218, and 8545) and rezone from 'R-4' to a 'B-5' 660 Charbonier, to allow for expansion of a car sales establishment located at 225 N. Highway 67, located in an existing 'B-5' Planned Commercial District.

Phil Lum noted staff decided to amend the 'B-5' ordinance then rezone the property. He stated an 8ft white vinyl fence is shown on half the property with a chain link fence on the remainder of the property. Mr. Lum noted the bell tower is a total of 77ft tall while zoning restrictions are 45ft, however, the staff has made the recommendation to allow for the bell tower to remain in place. Glenn Travers, petitioner, noted the business has decided on a complete privacy fence around the property rather than a mix of vinyl and chain link. He stated the business would not be stripping any grass or resurfacing the parking area. He noted the inside of the church would only be used for offices at this time and the interior of the building will not be used as a showroom. Mr. Travers will come back before the City with a plan for the remainder of the building once the offices are completed. Joe Dale, architect, noted the cross on the building is about 15ft tall and will be removed from the bell tower during the first phase of the project. The business will only be using the middle and top section of the sign already located on the church property. Mr. Lum noted, though the sign is in front of the setback, but it will be adjusted to be smaller and the business will not need to come in front of the commission again. He

continued the business does not show enough landscaping on the property per the landscaping ordinance.

Chairman Olds made a motion for recommended approval to rezone 660 Charbonier to the 'B-5' Zoning District and to amend a 'B-5', Ordinance No. 6166 (as amended by Ord. 7536, Ord. 7631 and Ord. 7941) to allow for expansion, including parking of cars and RV's car sales for the establishment at 225 N Highway 67, in accordance with the plans submitted: SP-1 and SP-2, dated 3/27/23, by Joe A. Dale NCARB, Architect and the following restrictions to be part of the record:

1. Chain link fence proposed shall be 8ft white vinyl fencing.
2. Existing bell tower height is an accepted exception to height requirements of the district.
3. Change Ordinance 7941, paragraph 1. PERMITTED USES to read as follows:
Section 2, paragraph 1. a. The uses permitted in this 'B-5' Planned Commercial District shall be limited to auto sales facility housing offices, an area for minor mechanical repairs and detailing of cars to be performed exclusively in the building, expansion with auto sales and RV sales where located on SP-1 and SP-2, dated 3/27/23 and uses permitted within the B-3 "Extensive Business District" without a Special Permit.
4. Meet the City of Florissant landscape ordinance.

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

Adjournment

Chairman Olds stated the next meeting will be held on Monday, April 17, 2023 at 7:00 p.m.

Mr. Sullivan moved to adjourn the meeting, seconded by Nelke. Motion carried. Meeting adjourned at 7:39 p.m.

Savanna B Burton

Savanna B Burton, Deputy City Clerk, MRCC