

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Tuesday, January 16, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Tuesday, January 16, 2024 at 7:00 PM.

I. <u>Roll Call</u>		
	On roll call, the following members were present: Robert Nelke, John Martine, Dan Sullivan, Lou Jearls, Larry Sylvester, and Steve Olds. Also present was Debra Irvin, 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.	
II. <u>Approval of Minutes</u>		
	12-4-2023	PZ Minutes 12-4-2024
		Chairman Olds made a motion to approve the December 4, 2023 minutes, seconded by Jearls. Motion carried.
III. <u>Announcements/Comments</u>		
	Chairman Olds welcomed new Commissioner Larry Sylvester to the Planning and Zoning Commission.	
IV. <u>LHDC Business</u>		
	There was none.	
V. <u>Old Business</u>		
	PZ -120423-1.	Signage Approval - 8215 N Lindbergh Shadi Jaraba 8215 N Lindbergh Blvd Florissant, MO 63031 Request approval of signs over 40 s.f. but less than or equal to 100 s.f. in a 'B-3' Extensive Business District.
		Debbie Irvin, Building Commissioner, noted the wall sign for Xhale Smoke Shop is 94.35 sq. ft, with one sign on each of the two corners. Wafa Farhan, petitioner, noted the signs are on a large wall and would like the sign to be seen from the road. Chairman Olds noted window signs on the photos submitted and they would need to be removed since they are considered signs and were not approved. The petitioner noted the window covers were from the previous owner and were removed prior to the smoke shop opening. Commissioner Martine confirmed the signs will be illuminated.

	Chairman Olds made a motion for the approval of two wall signs over 40 sq. ft. as shown on attached sign design plans. Furthermore, no additional signage is allowed without approval from the Building Commissioner. Seconded by Nelke. On roll call, the Commission voted as follows:				
<u>VOTING</u> Motion by: Olds, Steven Second by: Nelke, Robert, Jr.					
COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou	X				
Sullivan, Dan	X				
Sylvester, Larry	X				
Martine, John	X				
Nelke, Robert, Jr.	X				
VI. <u>New Business</u>					
	PZ-011624-1.	Petitioner Nabil Abdelhamid 18 Patterson Plaza Florissant, MO 63031 Request approval of a sign over 40 sq. ft, but less than or equal to 100 sq. ft. in an existing "B-3" Extensive Business District			
		<p>Debbie Irvin noted the request for the sign is 72.87 sq. ft. Commissioner Jearls questioned whether or not the sign can extend passed the roofline of the building. Ms. Irvin noted this cannot happen without Commission approval. Chairman Olds noted the front of the building does not have much space for a sign. He stated the inspection of the mounting for the sign would be completed by the building inspectors. Ms. Irvin noted the signage also works as screening for rooftop units. Yassar Rezsullan, petitioner, noted the sign is made of PVC with the graphic laid on top while the words are made with acrylic and aluminum material which has been tested to be strong enough to withstand high winds. He stated the PVC is heavy and thick enough and the aluminum backing makes the material stronger. Chairman Olds questioned if the PVC has any documentation that can prove it withstands high winds. Ms. Irvin noted PVC has a 7.5% deflection rate. Chairman Olds noted if Ms. Irvin could confirm the deflection rate and is comfortable with the results, the Commission will be comfortable with the approval. Chairman Olds made a motion for the approval of a wall signs over 40 sq. ft. as shown on attached sign design plans. Furthermore, no additional signage is allowed without approval from the Building Commissioner. Seconded by Sullivan. On roll call, the Commission voted as follows:</p>			
<u>VOTING</u> Motion by: Olds, Steven Second by: Sullivan, Dan					

COMMISSIONERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou	X				
Sullivan, Dan	X				
Sylvester, Larry	X				
Martine, John	X				
Nelke, Robert, Jr.	X				
VII. <u>Adjournment</u>					
	Chairman Olds stated the next meeting will be held on Monday, February 5, 2024, at 7:00pm.				
	Chairman Olds moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 7:32 p.m.				

Adjourned at 7:32 PM

Respectfully submitted,

Savanna B Burton
Savanna Burton, CMC/MRCC
Deputy City Clerk