## **CITY OF FLORISSANT**



## PLANNING AND ZONING MINUTES

Monday, April 1, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, April 1, 2024 at 7:00 PM.

I.	<u>Roll Call</u>								
	On roll call, the following members were present: Steve Olds, Robert Nelke, Marty Margherio, Dan Sullivan, Lou Jearls, John Martine, and Larry Sylvester. 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.	II. Approval of Minutes								
	3-18-2024	Minutes							
		Councilman Olds made a motion to approve the March 18, 2024 minutes, seconded by Sylvester. Motion carried.							
III.	Announcement	s/Comments							
	There were	none.							
IV.	LHDC Business	5							
	There were none.								
V.	Old Business								
	There were none.								
VI.	VI. New Business								
	PZ-04012024-01.	Mohamad Alahmad							
		Miami Grill							
		12925 New Halls Ferry Rd							
		Florissant Mo 63033							
		A request to add 1/2" Silver Travertine Stone to exterior walls Ward 9							
	•	Chairman Olds stated the request will be continued to the April 15,							
		2024 meeting per the petitioner's request.							

PZ-04012024-03.	Dorry Wall	and Tr	non Indran				
FZ-04012024-03.	-04012024-03. Darryl Wallace and Tracey Jackson Behind the 8 Ball						
	1165 N High						
	Florissant M						
	r ionssant iv.	10 03031					
	A request to	amend SU	P relating to b	ours install sic	on hanners and string		
	A request to amend SUP relating to hours, install sign banners and strir lights						
	Ward 6						
	-	vie Irvin B	uilding Comm	nissioner noted	the request was to		
	amend Special Use No. 8850 to change the hours of operation, add a						
	banner, and string lights on the exterior of the building. She stated the						
	hours are on the exisiting Ordinance and the recommendation for the						
	change will need to be made to the council.						
	Commissioner Margherio clarified that the lights were restricted to						
	the interior windows of the business and not throughout the whole						
	property.						
	Chairman Olds noted his concerns with a permanent banner and						
	would like to	o restrict th	he banner to 180 days to advertise and help with				
	business.						
Darryl Wallace, owner, noted he would like a banner for as long							
	possible to attract more business and extend his hours to allow for pool						
	league games. He noted he is fine with limiting the two banners to 180						
	days. Chairman Olds made a motion to allow two banner for 180 days, seconded by Jearls. Motion carried. Chairman Olds made a motion to recommend approval to the city						
	council to amend the Special Use Permit 8850 to amend operating hours, allow for sign banners, and for the installation of string lighting at the						
billiard parlor in a 'B-3' Extensive Business District subject to the requir					• •		
conditions set forth below with these conditions being part of the record							
	1. Hours shall be amended as follows: a. Sunday - Wednesday: 11:00 am - 11:00 pm b. Thursday - Friday: 1:00 pm - 1:00 am c. Saturday: 11:00 am - 1:00 am						
	2. Two banner signs allowed on the front rails to depict						
	business.						
	a. Banners are not allowed on the upper wall. 3. String lights allowed in windows and along the front rails						
	3. String lights allowed in windows and along the front rails. Seconded by Martine. On roll call, the commission voted as						
follows:							
VOTING	10110 (10)						
Motion by: Olds, Steven							
Second by: Margherio, Mart	V						
COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE			
Olds, Steven	Х						
Jearls, Lou	Х						
Margherio, Marty	X						
Martine, John	Х						
Nelke, Robert, Jr.	X						

				1		
X						
Δ						
. Tanya Hester DBA Cafe NoCo 3343 Parker Road Florissant, MO 63033						
A request for a Special Use Permit to operate a restaurant and bar with breakfast hours. Ward 9						
Debl restaurant w the Special I spots are loc second trash Tany and lunch op offer tea and bands, but o may add sor from shining business. Th enclosure at Chai council for a Spur Rd (Ca Shopping D forth below inclu Satur alcol Air A No. 3	as previou Use was ne cated with of enclosure va Hester, of ptions with coffee. M ffer a socia ne lower so g in to her l he business her end of rman Olds a Special U offe NoCo) istrict as sh with these 1. The n dding staff. 2. The h rday. 3. A liqu nolic bever 4. Bring 5. No ou 6. The s 7. This i Act, Chapte 8. Hook 8947. 9. Outdo 10. The nge" to pro 11. A du ttained. 12. The	sly approved i ever used. She only 11 require on the propert owner, noted sl larger dinner is. Hester state al space for per creening on the business, but v will also be act the property. made a motion ise Permit to a for restaurant/ nown on plans conditions bein naximum occur tours of operat uor license is r ages. your own bot add property sl is a "No Smok er 250, Florissa ah is not allow por music or li establishment mote the sale of upster enclose	n 2020 under C stated the site p ed and the busin y. ne is wanting to portions and ac d she does not ople to meet. M e windows to p would still allow dding a second n to recommen llow for Tanya par establishme attached, subje ng part of the r pant load shall ion 8:00 am - 1 equired for the tle "BYOB" is or consumption hall not be used ing" Establishme attached of Ora- red pursuant to we bands are no shall not use the of alcoholic bey ure is required	Ordinance No. 8650, but plans show 22 parking ness will need to add a o offer small breakfast dd a bar which will also want to have live fs. Hester stated she revent vehicle lights w for visibility into the dumpster and d approval to the city Hester, 3343 Parker ent in a 'B-1' Local ect to the conditions set record: be 69 occupants :00 am Sunday - sale of on-site prohibited. of alcohol outdoors. d as an "Event Center." nent pursuant to Clean dinances. Florissant Ordinance ot permitted. ne term "tavern" or verages. and shall always be to keep the area		
	X     Tanya Heste     DBA Cafe N     3343 Parker     Florissant, N     A request for     breakfast hor     Ward 9     Debl     restaurant w     the Special N     spots are loc     second trash     Tany     and lunch op     offer tea and     bands, but o     may add sor     from shining     business. Th     enclosure at     Chai     council for a     Spur Rd (Ca     Shopping D     forth below     inclu     Satur     alcol     Air A     No. 3	X     Tanya Hester     DBA Cafe NoCo     3343 Parker Road     Florissant, MO 63033     A request for a Special breakfast hours.     Ward 9     Debbie Irvin, B     restaurant was previou     the Special Use was new     spots are located with or     second trash enclosure     Tanya Hester, or     and lunch options with     offer tea and coffee. M     bands, but offer a socia     may add some lower set     from shining in to her     business. The business     enclosure at her end of     Chairman Olds     council for a Special U     Spur Rd (Cafe NoCo)     Shopping District as sh     forth below with these     1. The n     including staff.     2. The h     Saturday.     3. A liqu     alcoholic bever     4. Bring     5. No ou     6. The s     7. This if     Air Act, Chapte     8. Hook     No. 8947.     9. Outdot     10. The	X     Tanya Hester     DBA Cafe NoCo     3343 Parker Road     Florissant, MO 63033     A request for a Special Use Permit to breakfast hours.     Ward 9     Debbie Irvin, Building Comments     restaurant was previously approved in the Special Use was never used. She spots are located with only 11 required second trash enclosure on the propert     Tanya Hester, owner, noted sl and lunch options with larger dinner     offer tea and coffee. Ms. Hester state     bands, but offer a social space for permay add some lower screening on the from shining in to her business, but we business. The business will also be ad enclosure at her end of the property.     Chairman Olds made a motion council for a Special Use Permit to al Spur Rd (Cafe NoCo) for restaurant/l Shopping District as shown on plans forth below with these conditions bein 1. The maximum occur including staff.     2. The hours of operatt Saturday.     3. A liquor license is realcoholic beverages.     4. Bring your own bott 5. No outdoor dining component for the said property show the sale of the said prope	X     Tanya Hester     DBA Cafe NoCo     3343 Parker Road     Florissant, MO 63033     A request for a Special Use Permit to operate a resta     breakfast hours.     Ward 9     Debbie Irvin, Building Commissioner, noted     restaurant was previously approved in 2020 under C     the Special Use was never used. She stated the site p     spots are located with only 11 required and the busi     second trash enclosure on the property.     Tanya Hester, owner, noted she is wanting to     and lunch options with larger dinner portions and ac     offer tea and coffee. Ms. Hester stated she does not     bands, but offer a social space for people to meet. M     may add some lower screening on the windows to p     from shining in to her business, but would still allow     business. The business will also be adding a second     enclosure at her end of the property.     Chairman Olds made a motion to recommen     council for a Special Use Permit to allow for Tanya     Spur Rd (Cafe NoCo) for restaurant/bar establishme     Shopping District as shown on plans attached, subje     forth below with these conditions being part of the r     1. The maximum occupant load shall     including staff. </td		

		13 P1	ior to issuance of	of an occupanc	ev certificate said	
	13. Prior to issuance of an occupancy certificate, said property shall be improved in accordance with the floor plan which					
			ereto, and made		1	
	15 a				0 days of the issuance of	
building permits for the project and shall be cons accordance with the approved plan within 180 da						
	construction.					
	15. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant. 16. This Special Use Permit is transferable to another while					
	the business is in operation or within six months of closure. 17. When Cafe NoCo discontinues the operation of the					
	business for longer than one hundred and eighty (180) days, the					
	Special Use Permit herein granted shall no longer be in force or					
	effect.					
	Seconded by Nelke. On roll call, the Commission voted as follows:					
VOTING						
Motion by: Olds, Steven						
Second by: Nelke, Robert, Jr.						
COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE		
Olds, Steven	X					
Jearls, Lou	X					
Margherio, Marty	X					
Martine, John	X					
Nelke, Robert, Jr.	X					
Sullivan, Dan	X					
Sylvester, Larry	Х					
VII. <u>Adjournment</u>	Olda state 1	the mart	maating will 1-	hold on Mard	ov April 15 2024 of	
7:00pm.	Jus stated	me next	meeting will be	neid on Mond	ay, April 15, 2024, at	
1	ner Iearla	moved to	adjourn the m	peting second	ed by Sylvester. Motion	
				conig, secondo	cu by Sylvesiel. Molioli	

carried, meeting adjourned at 7:48 p.m.

Adjourned at 7:48 PM

Respectfully submitted,

## <u>Savanna B. Burton</u>

Savanna B. Burton, CMC/MRCC Deputy City Clerk