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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes
November 1, 2021

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CITY OF FLORISSANT



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40

The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955 rue St. Francois on Monday, November 1, 2021 at 7:00 p.m. with Chairman Olds presiding.

42

Roll Call

44

On Roll Call the following members were present: John Martine, Tim Lee, David Smith, Lee Baranowski, Allen Minks, Steve Olds, and Robert Nelke. 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.

48

Approval of Minutes

50

Mr. Olds moved to approve Meeting Minutes of October 18, 2021, seconded by Martine. Motion carried.

52

New Business

Item 1 1620 Shackleford (Domino’s)

PZ110121-1 Approved – Ward 1

Request ratification of the conditional approval of minor change to a ‘B-5’ Planned Commercial District, located at 1620 Shackleford Rd to allow for a change in exterior materials from stone to brick per the masonry ordinance.

59

Phil Lum stated Domino’s will be replacing the cultured stone with 4” thick brick to meet the masonry ordinance. Gary Bugajski, petitioner, stated the building was made with cultured, not natural stone and he would like to correct the mistake.

Chairman Olds made a motion

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

66

Item 2 8457 N. Lindbergh (Tamir LLC)

PZ110121-2 Approved – Ward 3

Request recommended approval of a Special Use Permit to allow for a sit-down, carry-out restaurant facility in a ‘B-3’ Extensive Business District.

71

72 Phil Lum stated the business will be a carry-out restaurant with a sit-down area for the
73 restaurant. Mr. Lum stated both Special Use Permits for the business and sign have expired and the sign
74 is within the right of way. The restaurant will keep the walk-up serving window and add 3 more bollard
75 to increase safety for customers. Mr. Nelke noted screening will need to be added to the HVAC system
76 in the back and to the suggested motion. Mr. Olds noted the masonry is painted and confirmed this
77 could be changed with City Council approval. Alvah Levine, architect, stated the business would be
78 happy to add HVAC screening and the extra bollard was a suggestion to prevent anyone from
79 accidentally driving through the customer pick up window area. Mr. Levine stated adding a landscape
80 island would be difficult because the entire lot is asphalt and there is no greenspace at all. He suggested
81 the owner could add greenery around the pole sign. Mr. Olds noted another business in Florissant has a
82 100% paved lot and received a variance for landscaping. Mr. Lee suggested having 10 bushes around
83 the pole sign to be used as the landscaping.

84 Chairman Olds made a motion to recommended approval of a Special Use Permit at 8457 N.
85 Lindbergh (Tamir LLC), to allow for a sit-down and carry-out restaurant at 8457 N. Lindbergh in a 'B-
86 3' Extensive Business District as shown on plans by Levine Associates dated 10/15/21, subject to the
87 conditions set forth below with these conditions being part of the record:

- 88 1. Add approximately 10 shrubs around the existing pole sign.
- 89 2. Add landscape screening around the HVAC unit on the south side.

90 The motion was seconded by Lee. On roll call the Commission voted: Martine yes, Lee yes,
91 Smith yes, Baranowski yes, Minks yes, Olds yes, and Nelke yes. Motion passed.

92

93 **Adjournment**

94 Chairman Olds stated the next meeting will be held on Tuesday, December 6, 2021 at 7:00 p.m.
95 Mr. Lee moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting adjourned at
96 8:00 p.m.

97

98

Savanna B Burton
Savanna B Burton, Deputy City Clerk