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CITY OF FLORISSANT



Planning and Zoning Commission  
Unofficial Planning & Zoning Minutes

August 15, 2022

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**CITY OF FLORISSANT**



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40

41 The Planning and Zoning Commission of the City of Florissant in the Council Chamber at 955  
42 rue St. Francois on Monday, August 15, 2022 at 7:00 p.m. with Chairman Olds presiding.

43

44 **Roll Call**

45 On Roll Call the following members were present: Lee Baranowski, Allen Minks, Steve Olds,  
46 Robert Nelke, John Martine, and Tim Lee. David Smith was excused. Also present was Phil Lum,  
47 Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning  
48 and Zoning Commission was in session for the transaction of business.

49

50 **Approval of Minutes**

51 Mr. Olds moved to approve Meeting Minutes of August 1, 2022, seconded by Lee. Motion  
52 carried.

53

54 **Announcements**

55 Phil Lum noted a potential change to the fence ordinance due to a change in the state laws. He  
56 stated a proposed fence is on the agenda for the Landmark and Historic District Commission's next  
57 meeting.

58

59 **New Business**

60 **Item 1 2409 N Highway 67 (Spirit Halloween)**

61 **PZ081522-1 Approved – Ward 9**

62 Request approval of a 64 s.f. sign, located in a 'B-3' Extensive Business District.

63 Phil Lum noted the sign is the same as previous years since the business was vacated, the  
64 occupant needs approval again. He stated the sign can be approved for under the seasonal business  
65 license permit and distance from the highway. Wendy Knepper, 7 Sherry Dr, stated the business sign  
66 has not changed except the removal of the reaper. She stated the opening of the business is August 16,  
67 2022 and the sign will be removed some time after November 2<sup>nd</sup>.

68 Chairman Olds made a motion for approval of a 64 s.f. wall sign, located at 2409 N Highway 67  
69 (Spirit Halloween) in a ‘B-5’ Planned Commercial District, as proposed and shown on attached sign  
70 design.

71 1. Sign to be removed prior to November 15, 2022.

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

74

75 **Item 2 2715 N Highway 67 (African Naturals)**

76 **PZ081522-2 Approved – Ward 9**

77 Request recommended approval of a Special Use to allow for a restaurant (smoothies) within an  
78 existing business, in a ‘B-3’ Zoning District.

79 Phil Lum stated the business would be remaining the same and the addition of making  
80 smoothies, juices, and salads would be an ancillary use under the Special Use Permit. Nuka Anue, 2715  
81 N. Hwy 67, stated his business sells vitamins and other supplements. He noted he wants to add option  
82 with smoothies and salads for people to take from the store or drink while shopping. Mr. Anue stated  
83 the hours would remain the same with two additional employees to make the smoothies, juices, and  
84 salads. Lee Baranowski questioned the need for additional restroom facilities in the business. Phil Lum  
85 stated the use was ancillary, but would check for the need of additional restrooms prior to the building  
86 permit approval.

87 Chairman Olds made a motion to recommend approval for a Special Use to allow for a bar area,  
88 carry-out restaurant for serving of smoothies, juices, and salads in a ‘B-3’ Zoning District, subject to  
89 the following stipulations:

90 1. The project shall be as shown on plans submitted, A-1, A-2, and A-3 21 by Anthony  
91 Duncan, Architect, dated 7/22/22 attached with no additional furnishings.

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

94

95 **Item 3 3230 Parker Rd (Parker Place Retail Center)**

96 **PZ081522-3 Approved – Ward 8**

97 Request ratification of a minor change to previously approved façade improvements, located at  
98 3230 Parker Rd, in an existing ‘B-5’ Planned Commercial District.

99 Phil Lum noted the changes are minor, but need approval from the Commission due to no  
100 ordinance for the annexed property. Brian Ivy, 130 W. Lockwood, stated the building brick will be left

101 as is, the front of the building will have awnings with signage for each business and cement board will  
102 be used for the project. Chairman Olds asked for proof the cement board has a 20-year maintenance  
103 free lifespan.

104 Chairman Olds made a motion to ratify conditional approval of the Building Commissioner, of a  
105 minor change to previously approved façade improvements, located at 3230 Parker Rd, in an existing  
106 ‘B-5’ Planned Commercial District, in accordance with the elevations and details shown on plans by  
107 Idea Architects, entitled: Façade Improvements for Park Place Retail Center and A801 dated 8/1/22.

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

110

111 **Item 4 125/129 Flower Valley Shopping Center**

112 **PZ081522-4 Postponed to September 6, 2022 – Ward 9**

113 Request recommended approval of a Special Use to allow a Cocktail Lounge in a ‘B-3’  
114 Extensive Business District at 125/129 Flower Valley SC.

115 Phil Lum stated the plans were received and a report was written before he was notified of an  
116 appeal of the previous business owner’s revoked business license. He stated the appeal has yet to be  
117 enacted, denied, or withdrawn and the previous tenant still holds the lease for the property. Marcia  
118 Frank, 440 Thurston Ave, stated she would not sign the lease until the city approves her business to  
119 move forward. Chairman Olds requested Ms. Frank to have a legal contract written with a contingency  
120 of approval agreement. Mr. Lum added the property owner can authorize the agreement with Ms.  
121 Frank.

122 Chairman Olds made a motion to postpone the request to the September 6, 2022 meeting for  
123 Ms. Frank to create a legal agreement with the owner, seconded by Lee. On roll call the Commission  
124 voted: Baranowski yes, Minks yes, Olds yes, Nelke yes, Martine yes, and Lee yes. Motion passed.

125

126 **Adjournment**

127 Chairman Olds stated the next meeting will be held on Monday, September 6, 2022 at 7:00 p.m.  
128 Mr. Baranowski moved to adjourn the meeting, seconded by Lee. Motion carried. Meeting adjourned at  
129 7:57 p.m.

130

131

*Savanna B Burton*

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Savanna B Burton, Deputy City Clerk, MRCC