

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, March 18, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, March 18, 2024 at 7:00 PM.

I. <u>Roll Call</u>		
	On roll call, the following members were present: Larry Sylvester, Steve Olds, Robert Nelke, Marty Margherio, and Dan Sullivan. John Martine and Lou Jearls were excused. 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>		
	3-4-2024	Minutes
	Commissioner Sylvester made a motion to approve the March 4, 2024 minutes, seconded by Margherio. Motion carried.	
III. <u>Announcements/Comments</u>		
	There were none.	
IV. <u>LHDC Business</u>		
	There were none.	
V. <u>Old Business</u>		
	There were none.	
VI. <u>New Business</u>		
	PZ03182024-01.	Ward 3 Brandon Sebald Brew Crew LLC (7 Brew Coffee) 8180 No. Lindbergh Florissant, MO 63031 A minor request to consider and approve setbacks for Awning and Ground Sign in an existing "B-5" Planned Commercial District.
	Debbie Irvin noted the Board of Adjustment accepted the setbacks for the awning and signage, the Planning and Zoning Commission has final approval.	

Joe Rafferty, petitioner, noted the setbacks are 40ft and the awning will be 9ft into the setback for the canopy to protect employees. He stated the sign from Crazy Bowls and Wraps will be replaced.

Ms. Irvin reminded the commission that the site development ordinance has already been approved and they are only looking to approve the setbacks.

Chairman Olds made a motion to accept the decision granted by the Board of Adjustment on February 29, 2024, adjusting the front yard setbacks for the drive thru building canopy and ground sign as outlined in the attached decision for 8180 North Lindbergh with the following conditions:

1. That all site requirements are followed in Ordinance 8944.
2. New Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance with the final development plan within 180 days from the start of construction.

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					
Margherio, Marty	X				
Martine, John					
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

PZ03182024-02.	<p>Ward 2 Sue Winter Warren Sign Company 2955 Tenbrook Road Arnold, MO 63010</p> <p>A request to approve changing the current monument sign from manual pricing to digital pricing at QuikTrip in an existing "B-5" Planned Commercial District.</p>
-----------------------	--

Debbie Irvin noted the petitioner is wanting to change the signage at QuikTrip to a digital sign. She stated the business was annexed in per County Ordinance No. 5851.

Jonathan Haley, petitioner, stated the signage would be digital and controlled inside the business.

Chairman Olds made a motion to approve the minor modifications to the existing monument sign replacing manual pricing with electronic pricing.

Seconded by Sylvester. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven
 Second by: Sylvester, Larry

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	

Olds, Steven	X				
Jearls, Lou					
Margherio, Marty	X				
Martine, John					
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

	PZ03182024-03.	<p>Ward 9 Ken Archer, Owner Lota Land LLC d/b/a Lotawata Chk'n Shack 14065 New Halls Ferry Rd Florissant, MO 63033</p> <p>A request to recommend approval to amend a Special Use Permit, Ordinance 8979 for interior modifications, creating one restaurant space, with dine in/carryout food services in an existing "B-5" Planned Commercial District.</p>
--	-----------------------	--

		<p>Debbie Irvin noted the request is to amend a 'B-5' which was transferred from Kitchen Chinese Restaurant to Lotawata Creek's Chik'n Shack. The petitioner is wanting to remove the seperation of tenant spaces to make one business, as well as remove the efis. She stated the report does allow for outdoor seating, increased seating area and vestibule, and a pick up window outside. The petitioner has been asked to reseal the parking lot as well as replace the trash enclosure.</p> <p>Ken Archer, petitioner, noted the front patio area would be refinished with new poles and string lighting.</p> <p>Commissioner Nelke noted the petitioner would need bollards on the south side of the patio with the correct impact limit to protect guests.</p> <p>Mr. Archer noted he may remove the outdoor seating area to prevent loiterers from the bus stop. He stated the pickup window is not a drive thru window, but a mobile order pick up location with a recessed window and door. The raised height of the building will set the building apart from others in the area.</p> <p>Chairman Olds made a motion to recommend approval to the city council to amend the Special Use Permit in a 'B-5, located at 14065 New Halls Ferry creating a single use restaurant with interior and exterior modifications for Lotawata Creek's Chk'n Shack subject to the regulations of this B-5 "Planned Commercial District" and with the following requirements:</p> <ol style="list-style-type: none"> a. The front and side walls shall be raised an additional 8-feet in height. Provide wind load calculation on design plans showing uplift wind loads. b. The use of EFIS on raised walls is allowed. c. Pole and drape lighting allowed at the front patio. d. Outdoor dining is allowed on the existing patio and shall be protected from vehicular traffic. e. Install additional parking lot lights with a minimum of 1000 watts illumination, lights shall not glare into New Halls Ferry or neighboring businesses.
--	--	---

f. Trash enclosure to be removed and reconstructed not to exceed 8 ft in height; for the placement of 2-dumpsters and a grease container.

g. The new privacy fence height shall not exceed 8-feet.

h. Construction shall start within 90 days of the issuance of building permits for the project and shall be constructed in accordance with the approved plan within 180 days of start of construction.

i. Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.

j. This Special Use Permit transferrable to another while the business is in operation or within six months of closure.

k. When Lotawata Creek’s Chk’n Shack discontinues the operation of the business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

Seconded by Margherio. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven
 Second by: Margherio, Marty

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou					
Margherio, Marty	X				
Martine, John					
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

PZ03182024-04.	<p>Ward 6 Glenn Travers 1180 N. Highway 67 Florissant, MO 63031</p> <p>A request to consider and approve changing paint colors on an existing masonry building according to Section 505.060 (D) (3) in an existing "B-3" Extensive Business District .</p>
-----------------------	---

Debbie Irvin noted the request is to paint a previously painted brick. James Jetick, petitioner, noted the building will be painted gray instead of white and a painting company would be hired to finish the work. Chairman Olds made a motion to recommend approval to the City Council to allow for the change of paint colors on existing masonry at 1180 N Highway 67 in accordance with Section 505.060 (D).
 Seconded by Sullivan. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven
 Second by: Sullivan, Dan

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou					
Margherio, Marty	X				

Martine, John					
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

	PZ03182024-05.	<p>Ward 3 Bill Yount Signs & Electric Inc Authorized Agent 2002 Woodson Rd St Louis MO 63114</p> <p>A request to amend Special Use Permit, Ordinance 3086 to allow for canopy and brand changes in an existing "B-3" Extensive Business District</p>
--	-----------------------	--

	<p>Debbie Irvin noted the business is operating under Special Use Permit No. 3086. The request is for changes to signage and the canopy due to branding changes.</p> <p>Dan Hamel, petitioner, noted this will be the first Marathon gas station in the area and they will remove the current sign and replace with the new branding, but the dimensions will be within inches of the current signage.</p> <p>Chairman Olds made a motion to recommend approval to the City Council to amend Special Use Permit 3086 to allow for canopy and sign changes at 425 North Highway 67 (Merello's Convenience Food Mart, Inc d/b/a MC Food Mart).</p> <p>Seconded by Nelke. On roll call, the commission voted as follows:</p>
--	---

VOTING
Motion by: Olds, Steven
Second by: Nelke, Robert, Jr.

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Olds, Steven	X				
Jearls, Lou					
Margherio, Marty	X				
Martine, John					
Nelke, Robert, Jr.	X				
Sullivan, Dan	X				
Sylvester, Larry	X				

VII. <u>Adjournment</u>	
	<p>Chairman Olds stated the next meeting will be held on Monday, April 1, 2024, at 7:00pm.</p> <p>Commissioner Nelke moved to adjourn the meeting, seconded by Olds. Motion carried, meeting adjourned at 8:37 p.m.</p>

Adjourned at 8:07 PM
Respectfully submitted,

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