

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, June 17, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 17, 2024 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Marty Margherio, Dan Sullivan, Lou Jearls, John Martine, Larry Sylvester, Steve Olds, and Robert Nelke. 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. Approval of Minutes

6-3-2024 Approval of Minutes 6/3/2024

Chairman Olds made a motion to approve the June 3, 2024 minutes, seconded by Sylvester with a minor change. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

There were none.

VI. New Business

PZ-06172024-01. Request approval to cover the aged cementitious wall panels along the upper and lower walls and along the drive through canopy; along with some exterior painting of the proposed vacant building at 495 Howdershell, B-3 Extensive Business District, amending the Masonry Code

Morgan Edmondson, ACI Boland, Representative
First Community Credit Union
17151 Chesterfield Airport Rd
Chesterfield, MO 63005

Debbie Irvin, Building Commissioner, noted the business was annexed in the 1990's and would be using the existing signage from Bank of America.

Morgan Edmondson, ACI Boland representative, noted the business will take over the Bank of America location at Flordawn and Howdershell which is an existing vacant building with intended renovations to the interior and exterior of the building. Ms. Edmondson noted some of the

cementitious panels contain asbestos and would be enclosing those panels with masonry while the rest would be removed. She stated new trash and HVAC enclosures would be completed along with the renovations.

Bill VanGels, First Community Credit Union, noted the business was built in the 1970's which accounts for the asbestos and all interior asbestos treats have been removed from the building.

Chairman Olds to approve the building exterior changes 495 Howdershell, allowing EFIS to cover the aged cementitious panels, erect a wall parapet extension and curved metal roof, and paint color to match the brand of First Community Credit Union subject to the following conditions set forth below and being part of the record:

1. No additional exterior wall material changes shall be considered for this location.

2. Project Completion.

Construction shall start within 60 days of the issuance of building permits, and the exterior repairs and landscaping shall be completed in accordance with the final development plan within 180 days from the start of work.

Seconded by Martine. On roll call, the Commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Martine, John

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	X			

PZ-06172024-02. This is a request to rezone 2855 N. Hwy 67 from “B-3” Extensive Business District to a “B-5” Planned Commercial District.

Chad Hill, Representative
 7076 S. Alton Way
 Suite A
 Englewood, CO 80110

Debbie Irvin noted the request is for new construction which was approved in December 2023 and is now requesting a rezoning to a 'B-5' Planned Commercial District. She stated this request is strictly to allow for a rezoning to allow for different exterior building materials.

Bob Loley, Hill Commercial Representative, stated the color of the brick and metal will be the same with a modular brick which is slightly larger than the standard brick.

Chairman Olds made a motion to recommend approval to the city council to rezone 2855 N. Hwy 67175 from a “B-3” Extensive Business

District to a "B-5" Planned Commercial District with the following subject to the conditions set forth below and being part of the record:

1. The rezoning is in accordance with the procedures set forth in 405.135 (K).
2. The site plan approval from December 4, 2023, is now a part of this rezoning
3. Objectives

The regulations set forth in this application are allowable in the "B-5" Planned Commercial District.

4. Permitted Uses

The uses permitted in the B-5 Planned Commercial District shall be limited to:

- a. Land uses and developments may include those uses designated as permitted, accessory or conditional uses in any of the "B" Commercial Districts and such residential use as may be authorized by the City Council.
5. Floor, Area, Height, and Building Requirements
- a. The total gross floor area of the new building shall not exceed 5,000 square feet.
 - b. The height of the new building shall not exceed 45' including soffit and fascia areas

6. Performance Standards

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from

a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

8. Screening.

a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

7. Sound transmission loss. Sound transmission loss horizontally and vertically between single units in multi-family housing shall be not less than fifty (50) STC and installed according to directions in the Residential Sound Conditioning Publication by the National Association of Home Builders of the United States, Washington, D.C., Copyright 1964.

8. Final Site Development Plan General Criteria

a. Approved December 4, 2023, by the city Planning Commission

9. Structure Setbacks, Parking Loading and Internal Drives Setback

a. All setbacks shall be approved by the Planning Commission

b. Parking stalls, loading spaces, internal driveway and roadways shall be located in accordance with the approved site plan, December 4, 2023

10. Minimum Parking/Loading Space Requirements

a. Parking regulations shall comply with Section 405, Florissant Zoning Code. A total of 38 parking spaces including accessible parking spaces on the approved site plan, December 4, 2023.

b. Loading/Unloading areas shall be marked as such with approved signs

c. Access and sidewalks shall be installed where required on the site plan

d. Lighting Requirements shall be installed where indicated on the approved site plan. All lighting adjacent to residential properties shall be directed inward to the site and shall not exceed one (1) foot

- candle at the property line
- e. Sign Requirements shall comply with Florissant code, Section 520. Any sign over 40 s.f. shall be submitted to the Planning Commission.
- f. Landscaping shall be installed as noted on the December 4, 2023, site plan. Variation from landscaping already approved shall be resubmitted to the building commission for review and determined if changes shall be sent to Planning Commission.
- g. Stormwater shall be designed and installed as approved by Metropolitan Sewer District (MSD). The development shall be designed and constructed as such that no additional stormwater runoff that is adjacent to properties shall result in runoff.
- h. Miscellaneous Design Criteria. All applicable parking, circular drives, drop-offs, sidewalks and all other site design features shall comply with St Louis County Transportation and Public Works concrete design specifications.
- i. The new building exterior walls shall be designed in accordance to sheet A201, dated 7/20/2023 as recommended approval by the Planning Commission.
- j. The exterior walls shall be as depicted on Sheet A201 with the approved colors
- k. Project Completion shall be developed in accordance with the approved final development plan and issued building permits within 12 months of the rezoning approval.

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	X			

PZ-06172024-03. Request to recommend approval to amend Section 210.1910, Sale of Marijuana, Marijuana-Infused Products, Marijuana Accessories changing the proximity to certain institutions, such as churches, day care centers, elementary or secondary schools, and adding operating hours.

City of Florissant
Debra Irvin, Representative

Debbie Irvin noted this request was to increase the distance between new marijuana facilities and existing churches, schools, playgrounds, or places of worship from 300 feet to 1,000 feet as well as regulating hours of operation to 8am to 9pm. She stated the hours of operation would match St. Louis County and does not affect any businesses currently in operation.

Chairman Olds made a motion to recommend approval to the city council to amend Section 210.1910, Sale of Marijuana, Marijuana-Infused Products, Marijuana Accessories changing the distance from 300 ft to 1,000 ft from churches, day care center, elementary or secondary schools. Any existing location in place at the time of this change shall remain in place until such time that the business no longer ceases to exist. And add daily operating hours: 8:00 am - 9:00pm.

Seconded by Martine. On Roll Call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Martine, John

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	X			

VII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, July 15, 2024, at 7:00pm.

Commissioner Jearls moved to adjourn the meeting, seconded by Sylvester. Motion carried, meeting adjourned at 8:23 p.m.

Adjourned at 8:23 PM

Respectfully submitted,

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