

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, September 16, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, September 16, 2024 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On roll call, the following members were present: Steve Olds, Marty Margherio, Dan Sullivan, Lou Jearls, John Martine, and Larry Sylvester. Robert Nelke was excused. Also present was Debra Irvin, Building Commissioner, and Casey Scheidt, Public Works Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

II. Approval of Minutes Minutes of 09/03/2024

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

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

PZ07152024-06. Request to amend the city's Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant
955 Rue St Francois
Florissant, MO 63031

Chairman Olds made a motion to move Old Business to after New Business on the agenda, seconded by Martine. Motion carried.

VI. New Business

PZ09162024-01. A request from Florissant Investments LLC for recommended approval to amend Ordinance 6134, in a “B-5” Planned Commercial District to allow for permitted and special uses at 2300-2323 & 2330 No Hwy 67 known as (Jeffrey Plaza).

Michael J. Tolles, Representative
Husch Blackwell
Florissant Investments LLC
2300-2323 & 2330 N. Hwy 67
Florissant MO 63031

Debbie Irvin noted the request is to allow for permitted and special uses at 2300-2323 & 2330 No Hwy 67. She noted the amendment would allow the petitioner to amend the ‘B-5’ Ordinance rather than apply for Special Use for each business.

Chairman Olds clarified that all B-3 permitted uses for this B-5 though child day care and adult day care centers are prohibited in strip malls.

Ms. Irvin noted modified landscaping plans will be provided to the commission for approval once the new owners have completed needed building repairs.

Chairman Olds made a motion to recommend approval to the city council a request from Florissant Investments LLC to amend Ordinance No. 6134 in an existing “B-5” Planned Commercial District to allow for permitted and special uses listed in the “B-3” Extensive Commercial District with the exception of adult daycare centers, and childcare centers at 2300-2323 & 2330 No Hwy 67, known as Jeffrey Plaza, subject to the conditions set forth and being part of the record with the typical “B-5” language.

1. PERMITTED USES

The uses in this B-5” Planned Commercial District shall be permitted to include special uses from the ‘B-3’ Extensive Business District, without the need for a Special Use Permit. Adult day care and childcare centers being expressly prohibited in a strip center. Future uses shall require an amendment to this “B-5 Ordinance.”

2. FLOOR AREA, AND BUILDING REQUIREMENTS

a. The building spaces shall be limited to the existing building with permitted and special uses in the B-3” Extensive Business District” without a Special Use, and shall not exceed 12,788 sf., with the total gross floors area of building nor to exceed 6,150 sf.

b. The highest point of the structure shall be 36’8” at the top of the towers., and the structure shall be 21’0” to 27’0” including soffits and fascia areas.

3. PERFORMANCE STANDARDS

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.

4. TRASH ENCLOSURES

Trash containers shall be kept within a gated sight proof fenced area and kept cleaned and maintained.

5. PLAN SUBMITTAL REQUIREMENTS

A site plan submitted to the Building Commissioner dated 12/14/2021 from Meridian Land Surveyors complies with this ordinance. Any future site development shall include improvements for new construction and shall comply with the Exterior Materials Ordinance as amended.

6. SITE DEVELOPMENT PLAN CRITERIA:

- a. Height, Area and Bulk Restrictions
The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District
- b. Internal Drives
 1. There shall be no changes to entrances without Plan Commission approval, and shall comply with the Site Plan, dated 12/14/2021, drawn by Meriden Land Surveyors.
- c. Minimum Parking/Loading Space requirements
 2. Parking shall comply with Section 405.225. There shall be a minimum of 122 required parking spaces. Including handicap parking spaces as provided on the site plan dated, 12/14/2021, drawn by Meriden Land Surveyors.
- d. Road Improvements, Access and Sidewalks

All road development shall comply with the Lindbergh Improvement Plan enhancements along the frontage. Handicap ramps are existing and shall be maintained.

e. Lighting Requirements

Lighting of the property shall comply with the following standards and requirements:

The light level for parking lot lighting shall be 1.0 fc minimum. Future total replacement poles and fixtures shall be a maximum height of site lighting, including base, light fixture and light standard, shall be 23 feet above grade. All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements

There shall be one shopping center monument sign, no taller than 15' feet in height. And 13' .5" wide with a signage of 8.5 x 13.5 that was permitted in 1998, the sign shall be no closer than 5.5 feet from the front property line.

g. Landscaping

A modified Landscaping Plan is required and shall be approved by the Planning Commission.

h. Stormwater

Stormwater and drainage facilities shall comply with the following standards and requirements:

(1) The Director of Public Works shall review the future storm water plan to assure water flow will have no adverse effects on neighboring properties.

(2) No building permit shall be issued until the storm water plan has been approved by St Louis Metropolitan Sewer District

i. Miscellaneous Design Criteria

(1) All applicable parking, circulation, sidewalks, and all other site design feature shall comply with the Florissant City Code.

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.

(3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. SITE PLAN

Meriden Land Surveyors submitted a site plan, dated 12/14/2021, is attached, and follows the applicable "B-5" Planned Commercial District. Any variations from the

ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved site plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must decide as to the extent of the changes per the following procedure:

(1) The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

(2) If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

(3) If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing, then a determination of non-necessity of a public hearing shall be made

(4) Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

(5) Determination of major changes: If the Building Commissioner determines that an amendment to the “B-5” is not required but the changes are major in nature, then the owner shall apply for review and approval by the Planning and Zoning commission.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

a. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

b. Each tenant space shall obtain a commercial occupancy inspection, permit and business license before occupying the space.

10. GENERAL DEVELOPMENT CONDITIONS.

Unless, and except to the extent, otherwise specifically provided herein, of Florissant. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

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

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
-----------------	-----	----	---------	--------

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

The request was approved.

PZ09162024-02. This is a request to paint exterior brick walls to keep up with Brand Change

Ronald Bartels, Owner
 Club Car Wash Florissant LLC
 3170 No. Highway 67
 Florissant, MO 63033

Debbie Irvin noted this request for approval to paint CMU ‘block and brick’ for the petitioner “Club Car Wash” to change their brand colors to match other locations. Ms. Irvin stated that both the owner and attorney interpreted that painting was allowed anytime, instead of ‘during construction’, and NOT after construction was completed.

Elizabeth Lum, Club Car Wash attorney, stated original plans were approved for ivory and slate gray, however the corporations have made brand changes to black for the tower and first 3 feet of the exterior walls.

Chairman Olds made a motion to recommend approval to the City Council to amend Ordinance 8633 to allow for painted Masonry 3170 N Highway 67 in accordance with Section 505.060(D).

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

The request was denied.

VII. Old Business

PZ07152024-06. Request to amend the city’s Masonry Code by creating new definitions, material uses, and locations for the use of Masonry and masonry-like materials. And, to move Article IV – Limitations of Exterior Materials in Selected Districts from Section 505.060 to Article III General Provisions, Chapter 405, creating Section 405.080 – Limitations of Exterior Materials in Selected Districts.

City of Florissant
955 Rue St Francois
Florissant, MO 63031

Commissioner Jearls noted he would like masonry shall not be painted, but clear penetrating/permeable sealers may be applied if approved by the Building Commissioner.

Debbie Irvin asked for clarification on the repercussions of painting masonry. She noted nothing in the Code specifically stating what happens now when painting has occurred. Ms. Irvin references #4 in Section IV and suggested adding “If unauthorized, needs to be removed“. She requested the commission look into how they would like to see allowable material defined as well as allowing materials such as container homes and design changes as society progresses to allow different materials.

Chairman Olds noted he would like a unanimous vote once definitions are clearly defined.

Commissioner Margherio noted he would like to distinguish between EFIS styles and add designation of EFIS with or without high resolution bonding agent for applications 3ft and below.

Commissioner Jearls stated the Commission is the recommending body to the Council; we should hold the line.

Chairman Olds noted he does not believe the code is black and white the Commission wouldn't be needed, and the Commission exists because items are not black/white.

Commissioner Sullivan made a motion to continue the discussion to the meeting on October 7, 2024, seconded by Jearls. Motion carried.

VIII. Adjournment

Chairman Olds stated the next meeting will be held on Monday, September 16, 2024, at 7:00pm.

Commissioner Sullivan moved to adjourn the meeting, seconded by Martine. Motion carried, meeting adjourned at 8:12 p.m.

Adjourned at 8:12 PM

Respectfully submitted,

Casey Scheidt

Casey Scheidt
Public Works Clerk