

CITY OF FLORISSANT



PLANNING AND ZONING MINUTES

Monday, November 4, 2024

The Florissant Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, November 4, 2024, at 7:00 PM with Chairman Steve 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 PZ Minutes 10/7/2024

Chairman Olds made a motion to approve the October 7, 2024 minutes, seconded by Jearls. Motion carried.

PZ Minutes Special Meeting 10/16/2024

Chairman Olds made a motion to approve the October 16, 2024 minutes, seconded by Martine. Motion carried.

III. Announcements/Comments

Debra Irvin noted the Masonry Code has been delivered to Mayor Lowery for his review.

Chairman Olds noted previous Planning and Zoning Commissioner Lee Baranowski passed away on October 12, 2024 and his funeral is scheduled for November 9 at Sacred Heart.

IV. LHDC Business

There were none.

V. Old Business

There were none.

VI. New Business

PZ-11042024-01. This is a request from Linda and Zoe LLC for a Special Use Permit, Site Plan approval, and re-painting exterior brick to operate (Gogo Boba Café), with a drive-through at 1285 No Hwy 67, in a "B-3" Extensive Business District.

Mark Kilgore, P.E., THD Design Group, Owner's Representative
148 Chesterfield Industrial Blvd, Suite E
Chesterfield, MO 63005

Debra Irvin, Building Commissioner, noted the request is for a cafe with a drive-thru while also repainting the brick, allowing for seasonal outdoor seating with live music. Ms. Irvin noted the bars on the windows will be removed and the walk-up window will no longer be open. She stated the landscaping will not be changed; however, the parking spaces meet with 18 requirements.

Mark Kilgore, petitioner representative, stated the existing building and sign will be repurposed along with repair to the retaining wall.

Chairman Olds noted he would like to see the elevation renderings with the building paint color and photometrics.

Mr. Kilgore stated the building will be mostly white with dark blue columns.

Ms. Irvin noted the seller took some lights out during the contract process.

Sarah Nguyen, real estate agent and translator, stated the business would only allow low volume music and the large sign on the edge of the property is an active lease by another company.

Ms. Irvin noted, based on the Planning and Zoning Commission request, the petitioner will need to provide a revised site plan for the parking area, MoDOT standard bollards for the seating area with the seating area in the rear portion of the parking lot, and photometrics.

Chairman Olds made a motion to postpone the request to the December 2, 2024 meeting, seconded by Nelke. Motion carried.

PZ-11042024-02. A request from Mario Badra, MAJC Enterprises LLC DBA (Sweet Spot Café) to amend the "B-5" Planned Commercial District to allow for a Special Use Permit to operate a donut shop and café at 2575 No Hwy 67.

Mario Badra, MAJC Enterprises LLC d/b/a as (Sweet Spot Café)
2575 North Highway 67
Florissant, MO 63033

Debra Irvin noted the request is for a Special Use Permit for a donut shop with the existing landscaping. She stated the request meets the required parking spaces with 19 spaces total including 1 handicapped spot.

Mario Badra, owner, stated the sign on the front of the building will be replaced, but no lighting will be changed. Mr. Badra noted he is only leasing the main level of the building.

Chairman Olds noted the window coverings from the previous tenant are not allowed in the City of Florissant.

Chairman Olds made a motion to recommend approval to the City Council for the request from Mario Badra, MAJC Enterprises LLC, d/b/a Sweet Spot Cafe for a Special Use Permit to operate a donut shop and cafe at 2575 N Hwy 67, in a 'B-3' Extensive Business District, subject to the conditions set forth below with these conditions being part of the record.

1. The maximum occupant load shall be 94 occupants including staff.
 - a. Petitioners shall post occupant load sign.
2. The established hours of operation:
 - a. 6:00am – 8:00pm – Sunday – Thursday
 - b. 6:00am – 11:00pm – Friday – Saturday
3. The kitchen is required to have commercial kitchen hood and fire suppression system.
4. Rooftop screening is required

5. All parking lot lights shall be at a minimum of 0.5 fc and shall not project light or glare to adjacent properties.
6. All site and building lighting shall be directed down and inward.
7. This is a “No Smoking” Establishment pursuant to Clean Air Act, Chapter 250, Florissant Code of Ordinances.
8. Hookah is not allowed pursuant to Florissant Ordinance No. 8947.
9. The business operator is required to keep the area in front of the café free of trash and debris.
10. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
11. Windows shall not be concealed or tinted, and advertising shall not exceed 15% of total window space.
12. Prior to issuance of an occupancy certificate, said property shall be improved in accordance with the floor plan which is attached hereto, and made a part hereof for all purposes.
13. Interior Renovation 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 the start of construction.
14. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
15. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
16. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
17. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
18. When Sweet Spot Café 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.

PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance with the approved final development plan within 180 days of 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	X			
Margherio, Marty	X			
Martine, John	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was recommended.

VII. Adjournment

Chairman Olds stated the next regular meeting will be held on Monday, December 2, 2024, at 7:00pm.
Commissioner Sylvester moved to adjourn the meeting, seconded by Margherio. Motion carried, meeting adjourned at 8:11 p.m

Adjourned at 8:11 PM
Respectfully submitted,

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