

# CITY OF FLORISSANT



## PLAN COMMISSION MINUTES

Monday, March 17, 2025

The Florissant Plan Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, March 17, 2025 at 7:00 PM with Chairman Steve Olds presiding.

### **I. Roll Call**

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

#### **Approval Minutes 03/03/2025**

Chairman Olds moved to approve the Planning and Zoning Commission Minutes of March 3, 2025, seconded by Martine. Motion carried.

### **III. Announcements/Comments**

There were none.

### **IV. LHDC Business**

There were none.

### **V. New Business**

**PZ03172025-01.** Request for approval to erect wall signs over 40 sf at 2330 North Highway 67, "B-3" Extensive Business District (Ward 9)

Adam Garner  
Summit Signs & Graphics  
330 Southport Drive  
Columbia IL 62238

Debra Irvin, Building Commission, noted the request is to allow for an aluminum channel letter sign measuring 67.81 sq ft and a fabricated aluminum cabinet sign measuring 52.0 sq ft. She noted the property is the Old FedEx building.

Adam Garner, petitioner, noted the signs are proportionate to the business and location off the roadway. He noted the signs are internally illuminated at about 7,000 Kelvins.

Chairman Olds moved to approve the application submitted by Adam Garner, Summit Signs & Graphics, on behalf of Archwell Health requesting to install two wall signs over 40 sf at 2330 North Highway 67, in the 'B-3' Extensive

Business District as depicted on the sign plan sheets. No other stipulations are part of the record.

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				

The request was approved.

**VI. Old Business**

**PZ07152024-06.** A request to amend Article IV – Limitations of Exterior Materials known as 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.

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 955 Rue St Francois  
 Florissant, MO 63031

Debra Irvin noted changes have been made for the commission to review including adding 'R-4' with commercial buildings, changing the date for annexed properties prior to March 1, 2009, adding new definitions, adding new restrictions, establishing uses, uniform materials, and adding warranty. Ms. Irvin noted based on the joint work session, the council would like to stick with brick or stone masonry. The 2050 Comprehensive Plan notes the need for change to the brick ordinance since it inhibits developers.

Commissioner Margherio noted he would like to remove shipping containers as allowable under any conditions.

Commissioner Jearls noted some shipping containers with brick on the outside should be considered as acceptable. He noted his concerns with the Historic Business District not being added to the suggestion.

Ms. Irvin noted the 'HB' District can be added, but will always be reviewed by the LHDC with or without Planning and Zoning approval.

Chairman Olds noted he would like a stipulation that each pre-fabricated building would need to be removed once a business is no longer operating.

Ms. Irvin noted the definitions are added since they were not part of the original ordinance as well as uniform materials based on previous discussions.

Chairman Olds and Commissioner Jearls requested the removal of plastic panels or more research on what is considered plastic panels.

Ms. Irvin noted she would complete research on the plastic panel specifics.

Chairman Olds noted he would prefer having brick or stone masonry be required up to the first 3 feet of a building then allow for other material.

Ms. Irvin noted she will remove lines 173 through 175 per the request of the commission.

The Commission noted they would like corrugated metal buildings, container buildings, and fabric buildings removed from listed materials.

Chairman Olds made a motion to continue the request until the meeting on April 21, 2025, seconded by Jearls. Motion carried.

**VII. Adjournment**

Chairman Olds stated the next regular meeting will be held on Monday, April 7, 2025, at 7:00pm.

Chairman Olds moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:22 p.m

Adjourned at 8:22 PM

Respectfully submitted,

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