

CITY OF FLORISSANT



COUNCIL MINUTES

Tuesday, September 3, 2024

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Tuesday, September 3, 2024 at 7:00 PM with Council President Parson presiding.

I. Roll Call

On roll call, the following members were present: Steve Olds, Robert Nelke, Marty Margherio, Dan Sullivan, Lou Jearls, John Martine, and Larry Sylvester. 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 Minutes 8/19/2024

On the discussion, Commissioner Jearls discussed the Commission reasons for approving Case Number 08192024-04 from the previous meeting. Chairman Olds requested the discussion take place after the requests were completed. Chairman Olds made a motion to approve the August 19, 2024 minutes, seconded by Nelke. Commissioner Jearls abstained. Motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

Chairman Olds made a motion to hold New Business prior to Old Business, seconded by Sullivan. Motion carried.

V. New Business

PZ09032024-01. This is a request to amend a B-5 for drive thru/sit down Mexican restaurant at 13101 New Halls Ferry Rd.

Bradley Busch, Representative
Abelardo's Mexican Restaurant
6304 South 23rd St
Omaha, NE 68102

Debbie Irvin, Building Commissioner, noted the request is to amend an existing non-conforming 'B-5' for a sit-down, carry-out, and drive-thru restaurant. She stated the building meets the parking requirements.

Bradley Busch, Real Estate Broker, stated the business has 58 locations originally out of Nebraska, but this location will be the third in Missouri. He noted the business uses existing fast-food structures to provide family-friendly Tex-Mex food. Mr. Busch stated the business would keep the existing structure and paint the building to match the color scheme of the business.

Ms. Irvin noted the building is mostly EFIS and CMU construction.

Mr. Busch stated there is a lack of competition for this business concept and the business will work with a sign company to fit the city sign code. He noted, due to concerns with the parking lot condition, the tenant will be responsible for fixing and maintaining the parking lot.

Chairman Olds made a motion to recommend approval to the City Council to amend an existing "B-5" for (Abelardo's Mexican Restaurant) at 13101 New Halls Ferry Rd for drive-thru, carry-out, and sit-down restaurant incorporating the typical "B-5" language, subject to the conditions set forth below with these conditions being part of the record.

1. PERMITTED USES

The use is permitted in the B-5 Planned Commercial District, and shall be limited to those permitted in a 'B-3' Extensive Business District, without a Special Use Permit and the following conditions:

- a. A sit-down, carryout and drive thru restaurant at 13101 New Halls Ferry Rd for (Abelardo's Mexican Restaurant)
- b. Ordinance No. 7037, Pole Sign and Ordinance 7638 Menu Board shall
- c. Allow applicant to paint exterior brick walls shall be maintained at times in accordance with 505.060(D)

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to a single-story building with a total square footage of approximately 1000 square feet. The main building shall not exceed 25 feet in height.

3. PERFORMANCE STANDARDS

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Preliminary storm water and sanitary sewer facilities.
- h. Identification of all applicable cross-access and cross-parking agreements.

6. FINAL SITE PLAN CRITERIA

The above Final Site Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
 - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of New Halls Ferry Road.
 - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
 - b. Parking, Loading and Internal Drives Setbacks.

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the plans approved by the Planning & Zoning Commission by Idea Architects.

(2) All of the setbacks shall be consistent with the Zoning Code but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

(1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 12 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

(1) The Director of Public Works, the Missouri Department of Transportation (MoDOT) and St. Louis County Department of Highways shall approve any new work in the New Halls Ferry Rd right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MoDOT in approving new work.

e. Lighting Requirements.

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

(1) All site lighting shall be compliant with the regulations of the City of Florissant.

(2) The maximum height of any lights, including base, light fixture and light standard, shall be 25 feet above grade.

(3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the landscaping requirements of City of Florissant landscape and screening ordinance.

(2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

(2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effects on the neighboring properties or roads.

i. Miscellaneous Design Criteria.

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

(2) The minimum yard requirements shall be as required by the City of Florissant Zoning Code.

(3) All dumpsters shall be contained within a trash enclosure constructed of material complimentary to the building. The trash screen shall be in the corner of the property as it is existing.

(5) 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.

(6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(7) Unless and except to the extent otherwise specifically provided herein, the Final Site Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

7. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Site Plan for approval prior to recording per City Code Section 405.135.

8. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be affected only in accordance with all ordinances of the City of Florissant.

b. 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.

9. PROJECT COMPLETION.

Renovation shall start within 60 days of the issuance of building permits, and the development shall be completed in accordance with the final plan within 180 days from start of construction.

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			

The request was approved.

PZ09032024-02. This is a request for a Special Use Permit to operate an Animal Clinic at 2520 No Hwy 67 in a B-3 Extensive Commercial District

Dr. Denise Welch Wayland
 Veterinary Services, Inc
 D/B/A Paw Patch Animal Hospital
 13250 New Halls Ferry Rd
 Florissant MO 63033

Debbie Irvin noted the business is relocating from their business on New Halls Ferry.

Dr. Denise Welch Wayland, petitioner, stated she hoped to move the business to a location with a local landlord and medical waste would be picked up weekly.

Chairman Olds made a motion to recommend approval to the City Council for a Special Use Permit for an Animal Hospital (Veterinary Services, LLC DBA Paw

Patch Animal Hospital) at 2520 North Highway 67 in the “B-3” Extensive Commercial District

- a. Hours of Operation:
 - i. Monday 8:00 am-6:00 pm
 - ii. Tues, Wed, Thurs 8:00am -5:00 pm
 - iii. Friday 8:00am-4:00 pm
 - iv. Saturday hours of 8 am to 1 pm
 - v. Closed Sundays.
- b. A grand opening banner is allowed by permit for 7-days.
- c. Kennel, breeding, and/or boarding is not permitted
- d. Animal waste and urine shall be removed from public sidewalk and parking lot immediately. The rear of the property shall not be used for animal services
- e. Animal waste shall not be placed in any public sewer
- f. A sign permit is required. Signs over 40 s.f. require Plan Commission approval.
- g. Windows shall not be concealed or tinted.
- h. Prior to the issuance of an occupancy certificate, said property shall be improved.
- i. 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 start of construction.
- j. The applicant will comply with all Florissant codes and ordinances, State, and Federal rules and regulations.
- k. Violation of the codes and ordinances can be a reason for the city to revoke the business license, according to Section 605.057.
- l. The Special Use Permit is granted solely to Veterinary Services, LLC DBA Paw Patch Animal Hospital
- m. The Special Use Permit shall remain in full force and effect and subject to all the ordinances of the City of Florissant.
- n. This Special Use Permit may be transferred to another while the business is in operation or within six months of closure.
- o. When Veterinary Services, LLC DBA Paw Patch Animal Hospital discontinues the operation of the business 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 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	X			
Margherio, Marty	X			
Martine, John	X			
Nelke, Robert, Jr.	X			
Sullivan, Dan	X			
Sylvester, Larry	X			

The request was approved.

VI. Old Business

PZ-08192024-02. This is a request to install EFIS as exterior wall material, aluminum faced composite wall panels; and install a wall sign at 100 s.f at 8333 North Lindbergh (Tamara Properties, LLC.) in ‘B-3’ Extensive Business District.

Linda Becker
Blue Spring Laundry
8333 No. Lindbergh
Florissant, MO 63031

Ward 6

Debbie Irvin noted a correction from the previous meeting where it was noted the parking does not meet requirements. She corrected that the parking does meet requirements of 15 spaces since the business will have 27 spaces. Ms. Irvin stated the motion should read 4-ft flood plain rather than 3-ft.

Ralph Schlafly, Lucas Stucco, stated the panzer mesh proposed is the 21 oz panzer mesh made specifically for high-impact areas and has been used on all QuikTrips in the area at 4 to 6 feet above ground as well as Mid Rivers Mall and Cross Keys. Mr. Schlafly stated the 21oz panzer mesh is the highest grade and the rest of the building will have standard mesh.

Commissioner Nelke clarified they would be covering the masonry with EFIS.

Mr. Schlafly stated the building would have drainage channels to create a barrier to act as insulation.

Lisa Becker, owner, stated she wants the building to be the best look for the business and the building to be well maintained. She noted she is aware of the previous flooding and feels prepared to deal with the flooding possibility.

Ms. Irvin noted the exact sign size is 97.75 sq. ft.

Chairman Olds made a motion to I move to approve the request to install EFIS material on exterior walls, including the first four (4) feet above grade, install aluminum faced composite wall panels around entrance, and install a 100-sf illuminated wall sign at 8333 North Lindbergh (Tamara Properties, LLC.) in ‘B-3’ Extensive Business District with the following conditions being made part of the record:

1. The installation of aluminum faced composite panels at front entrance, and EFIS on exterior walls, with Aggre- flex 21OZ MESH Ultra Panzer to be installed at the first 4-feet above grade. The Aggre- flex 21OZ Ultra Mesh material shall be available for inspection before and after installation.
 2. Aggre- flex 21OZ Ultra Mesh shall be clearly visible on rolls at site. Any deviations shall be approved by Plan Commission.
 3. Parking lots and walkways shall be illuminated to provide for the safe use
 4. Screening is required for roof top units (RTU) and trash enclosure.
- 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
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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 approved.

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 postpone the request to the Planning and Zoning Meeting on September 16, 2024. Seconded by Nelke, motion carried.

Commissioner Jearls noted his concerns with the recommended approval of the painted masonry for Have Bible Will Travel from the August 19, 2024 meeting. He requested the reason why the Commission voted to recommend approval to the City Council.

Chairman Olds noted the building, at the time of the request, was 90% complete and the painting had improved the overall look of the building.

Commissioner Jearls noted his concerns with this approval and lack of information.

Chairman Olds noted many building within Florissant have made the mistake of painting brick and have received recommended approval from the Planning and Zoning Commission as well as City Council.

VII. Adjournment

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

Commissioner Martine moved to adjourn the meeting, seconded by Nelke. Motion carried, meeting adjourned at 8:38 p.m.

Adjourned at 8:32 PM

Respectfully submitted,

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

